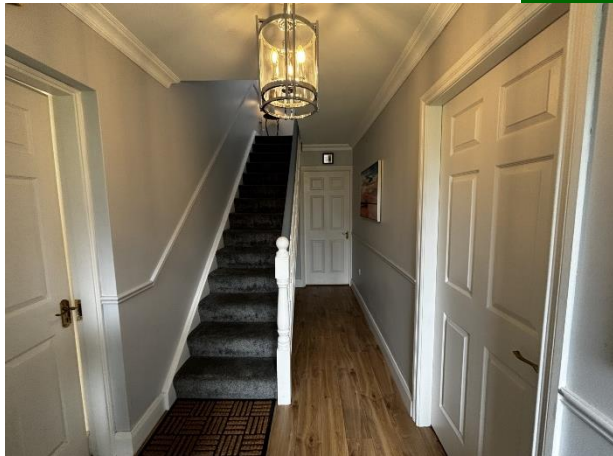




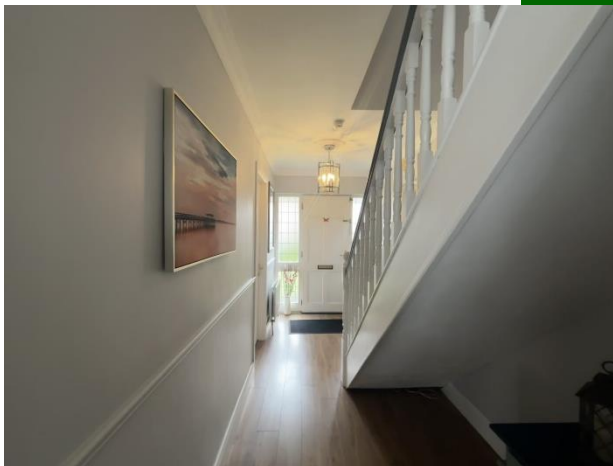
Avalon, 14 Nessian Court,
Church Road, Raheen, Limerick



Guide Price €435,000



GVM Auctioneers are delighted to bring to the market this superb 4 bedroom semi-detached residence, ideally located in one of Limerick's most sought-after and established developments.





This bright and spacious home offers a well-designed layout with generous living and bedroom accommodation, perfectly suited to modern family living. Nestled in a quiet cul-de-sac, the property enjoys a desirable position with a host of amenities right on its doorstep, including, The Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, excellent local Primary & Secondary Schools, a wide range of sporting and recreational facilities, Mungret Recreational Park is within walking distance, while Limerick City Centre, the nearby Motorway, and a regular public transport service provide superb accessibility for commuters.



The property further benefits from good-sized front and rear gardens, along with off-street parking for two cars.



This home will appeal to first-time buyers, right-sizers, investors, or anyone seeking to relocate to a highly desirable, low-density residential area renowned for its quality homes and strong community feel.

Viewing is highly recommended.

Rooms:

Entrance hallway

Laminated flooring. Coving surround.

Sitting room Laminated flooring. Coving surround.

4.4m (14'5") x 2.6m (8'6")

Kitchen/dining room Tiled flooring. Built in & integrated oven & Hob. Patio door to rear garden. Recessed lighting. 6.4m (21'0") x 3.8m (12'6")

Living room Coving surround. Bay window. Solid fuel stove. T.V point. 4.8m (15'9") x 3.6m (11'10")

Utility room Tiled flooring. Fully plumbed.

2.7m (8'10") x 2m (6'7")





Shower room Tiled flooring. W.C. whb. Shower.

2.3m (7'7") x 1.05m (3'5")

Main bathroom

2.5m (8'2") x 1.8m (5'11")

Bedroom 1 Solid oak flooring. Double room. Built in wardrobes. 3.7m (12'2") x 3.1m (10'2")



Hot Press

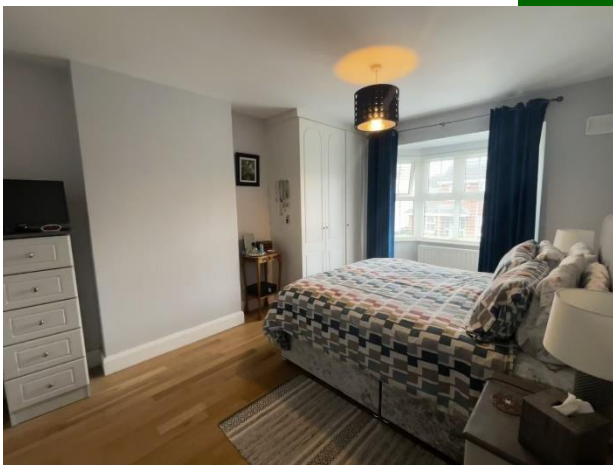
Bedroom 2 Master bedroom. Solid oak flooring. Built in wardrobes. Bay window. T.V point. En suite.

4.4m (14'5") x 3.3m (10'10")

En Suite 2.6m (8'6") x 1.2m (3'11")

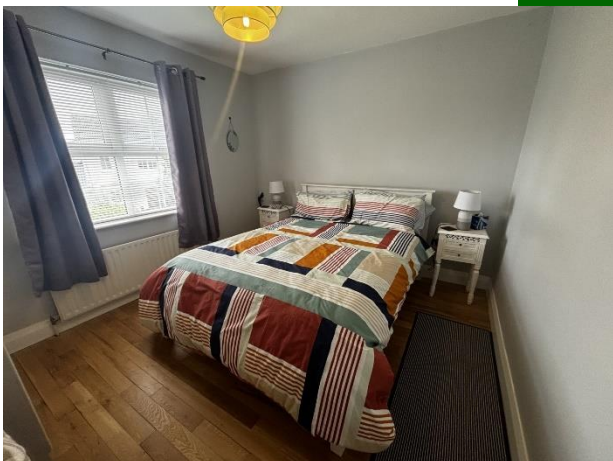
Bedroom 3 Solid oak flooring. Built in wardrobes.

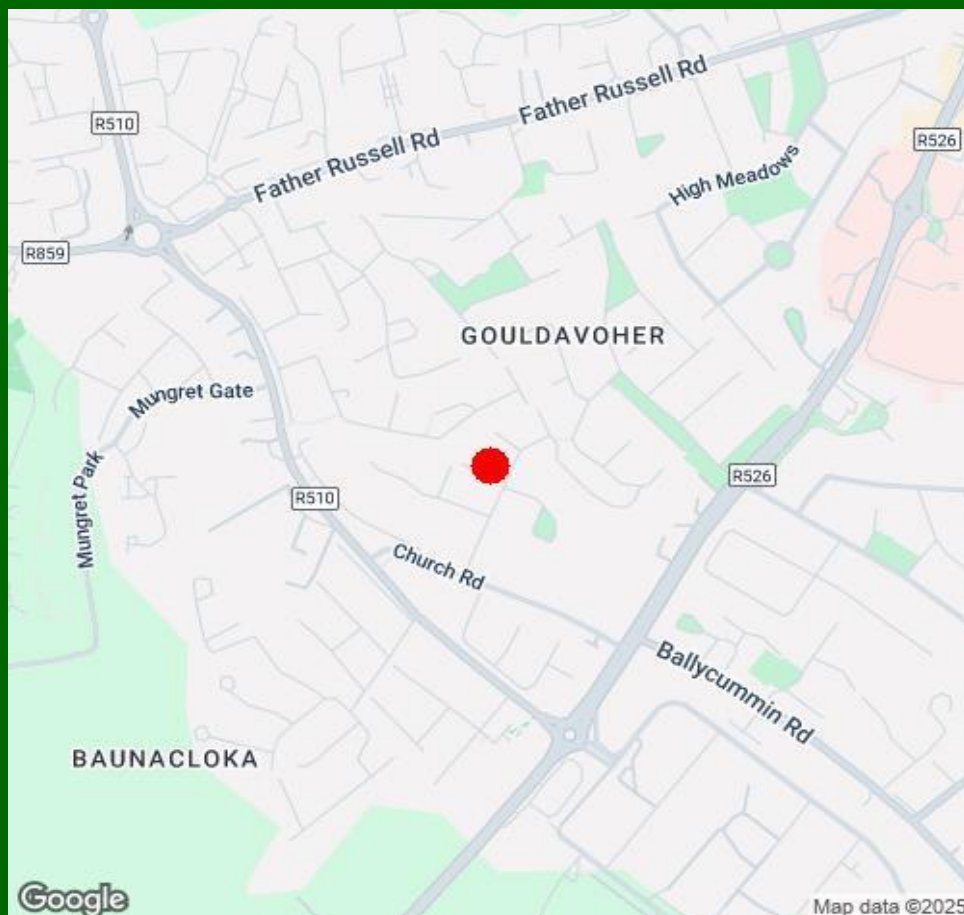
3.2m (10'6") x 2.1m (6'11")



Features:

- Gas fired central heating
- Double glazed UPVC windows
- Public transport at your doorstep
- Really oozes location location location
- Very established and limited development
- Very easy access to the Motorway
- Walking distance to all amenities
- Raheen Business Park within 8 minutes drive





Property Directions:

Enter eircode V94 HV1W into your mobile device to direct you straight to this property.

Agent Information:

Contact :- John O' Connell Mobile :- 087-6470746

Email :- johnoconnell@gvm.ie

Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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