

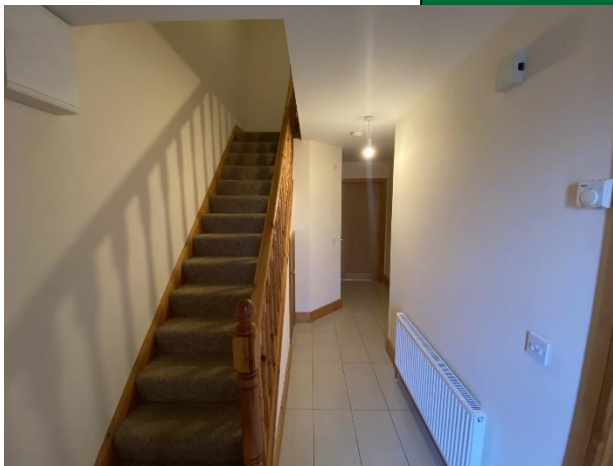


108 Carrowkeel, Woodhaven, Castletroy,  
Limerick V94 XW9V



Guide Price

€295,000



GVM introduce to the market a truly superb and idyllic three bedroom two storey semi detached residence. This wonderfully located home is a tremendous opportunity for first time buyers to acquire a property that has very well proportioned, bright and spacious living and bedroom accommodation.



Feature south facing walled in rear garden. No. 108 is located in close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Newtown Recreation Park, Castletroy College, Castletroy Golf Club, Primary Schools, and an array of top class sporting amenities. This is truly a magnificent opportunity to acquire a beautifully maintained family home that is sensibly priced and positioned in arguably one of Limericks most sought after areas. Ideal also for investors or those wishing to down size. Inspection of this exceptional home which is in "turn key" condition is very highly recommended.

### Rooms:

Entrance Hall

Tiled, under stairs storage

1.08m (3'7") x 5.03m (16'6")

Sitting room

Open fire, laminate flooring, double door leading to kitchen cum dining room

3.03m (9'11") x 4.04m (13'3")

Kitchen/Dining room

Tiled floor, generous floor and eye level presses, sliding door to the garden

4.03m (13'3") x 5.04m (16'6")

Downstairs WC

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

Bedroom 1

Single, carpet floor and built in wardrobes

2.02m (6'8") x 2.01m (6'7")





### Bedroom 2

Double, laminate floors, built in wardrobes.

En-Suite 1.5 x 2

3.03m (9'11") x 3.04m (10'0")



### Bedroom 3

Double, carpet floor, built in wardrobes

3.02m (9'11") x 3.06m (10'0")

### Bathroom

Tiled floor, electric shower

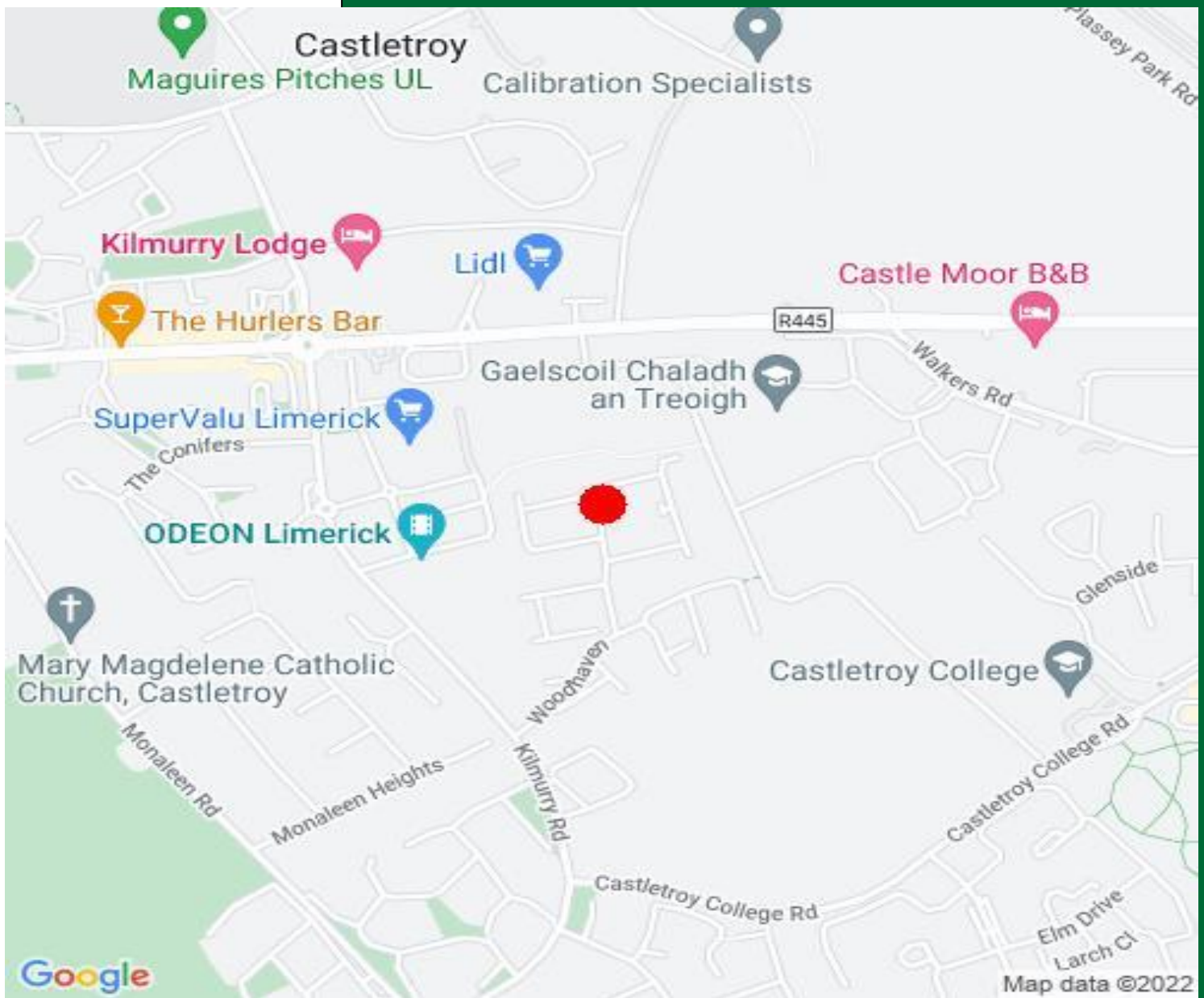
1.07m (3'6") x 1.09m (3'7")



### Features:

- ✓ Gas Fired central heating
- ✓ South facing rear garden
- ✓ Double driveway with generous off street parking in established cul de sac
- ✓ Double glazed UPVC windows
- ✓ Not overlooked to the rear. Garden shed
- ✓ Immediately adjacent to Castletroy Shopping Centre
- ✓ 10 minutes walk from University Complex & Plassey Technological Park





## Agent Information

Paul Crosse

087 202 6886

paulcrosse@gvm.ie



PSRA Number: 002030

### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94T6C9

Phone:  
(061)413522  
Email:  
limerick@gvm.ie

### Killmallock Office

Head Office,  
Railway Road  
Killmallock, Co. Limerick

Phone:  
(063)98555  
Email:  
killmallock@gvm.ie

### Tullamore Office

GVM Mart,  
Arden Road  
Tullamore, Co. Offaly

Phone:  
(057)9321196  
Email:  
tullamoreproperty@gvm.ie