



29 Mary Street, Limerick

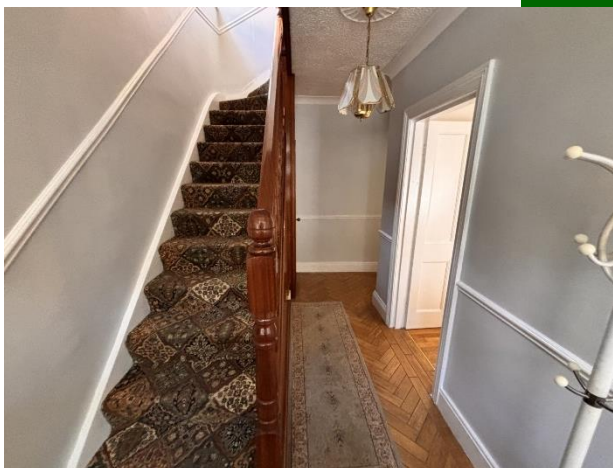


Price €295,000



GVM Auctioneers are delighted to present to the market this attractive and well-located property at 29 Mary Street, right in the heart of Limerick City.

This property offers a superb opportunity for both owner-occupiers and investors seeking a centrally positioned residence with excellent convenience to all city amenities. Situated within walking distance of shops, restaurants, cafes, schools, and public transport links, the location is second to none.





The accommodation is well laid out and extends to include a welcoming entrance hallway, a bright and spacious living room, and a functional kitchen/dining area. Upstairs comprises spacious and well laid out bedrooms along with a main bathroom.

The property benefits from good natural light throughout and offers excellent potential for modernisation and personalisation.

To the rear, there is a private yard space, ideal for outdoor use as well a large shed allowing rear access.



Key Features:

Prime city centre location

Walking distance to all amenities

Excellent investment potential

Spacious and well-proportioned accommodation

Private rear yard

Strong rental demand in the area



This property represents a rare opportunity to acquire a centrally located home with great potential in one of Limerick`s most established areas.

Viewing is highly recommended and strictly by appointment through GVM Auctioneers.

For further details, contact GVM Auctioneers today.

Rooms:

Entrance Hall Herringbone flooring

Under stairs storage 5.03m (16'6") x 2m (6'7")

Living room Laminated flooring

Feature fire place 4.01m (13'2") x 4m (13'1")





Family room

Laminated flooring. Open fire
3.03m (9'11") x 3.07m (10'1")

Kitchen Generous eye and floor level presses
Breakfast bar 3.07m (10'1") x 5.05m (16'7")

Dining room Laminated flooring
2.08m (6'10") x 2.04m (6'8")

Bedroom 1 Double. Built in wardrobes. Carpet flooring.
En-suite (1.6 x 1.8)
2.07m (6'9") x 4m (13'1")

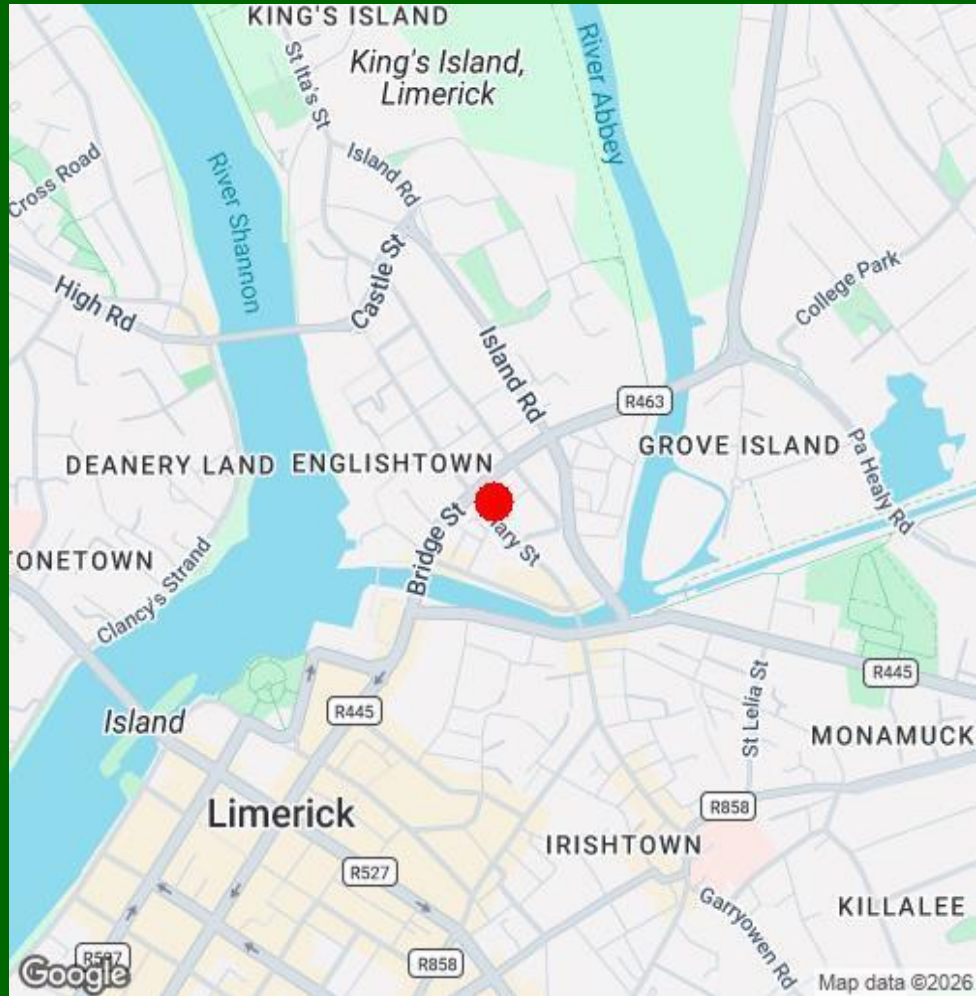
Bedroom 2 Double. Built in wardrobes.
Carpet flooring. 4m (13'1") x 3.05m (10'0")

Bedroom 3 Single
Laminated flooring 3m (9'10") x 2.03m (6'8")

Features:

- Walking distance to all amenities
- Spacious and well-proportioned accommodation
- Excellent condition throughout
- Gas Fired Central Heating
- Unrivalled location
- Attractive price point





Agent Information:

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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

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