



17 Dromsally Woods, Cappamore,
Co. Limerick



Guide Price
€198,000



Spacious and sensibly priced three bedroom two storey property ideally located.



GVM present to the market a very attractive and sensibly priced three bedroom two storey semi detached residence situated on the outskirts of the charming village of Cappamore and just a short walk from all the wonderful amenities and facilities associated with this picturesque locality. No 17 offers bright, spacious and well proportioned living and bedroom accommodation and is in excellent general condition throughout. The property is overlooking a very pleasant green area and is for sale at a very attractive price point for intending house buyers. Just 20 minutes drive form Limerick City and also easily accessible to The University of Limerick and The Motorway. Renowned local primary school, good local shops, pubs and restaurants and fantastic local and tranquil walkways. Inspection of this idyllic, bright and spacious home is very highly recommended.

Rooms:

Entrance hallway

Tiled and carpet flooring. Telephone point. Coving surround.



Sitting room

Carpet flooring. Open fireplace. Coving surround. TV point.

4m (13'1") x 4.07m (13'4")



Toilet and whb

Toilet and whb. Fully tiled.

1.04m (3'5") x 1.07m (3'6")



Kitchen / Dining room

Fully tiled kitchen. Built in oven. Patio door to rear.

6.01m (19'9") x 3.04m (10'0")

Utility room

Tiled flooring. Fully plumbed.

2.05m (6'9") x 1.04m (3'5")

Bedroom 1

Double room. Carpet flooring.

3.05m (10'0") x 2.07m (6'9")



Bedroom 2

Double room. Built in wardrobes. TV point.
3.03m (9'11") x 3.05m (10'0")

Bedroom 3

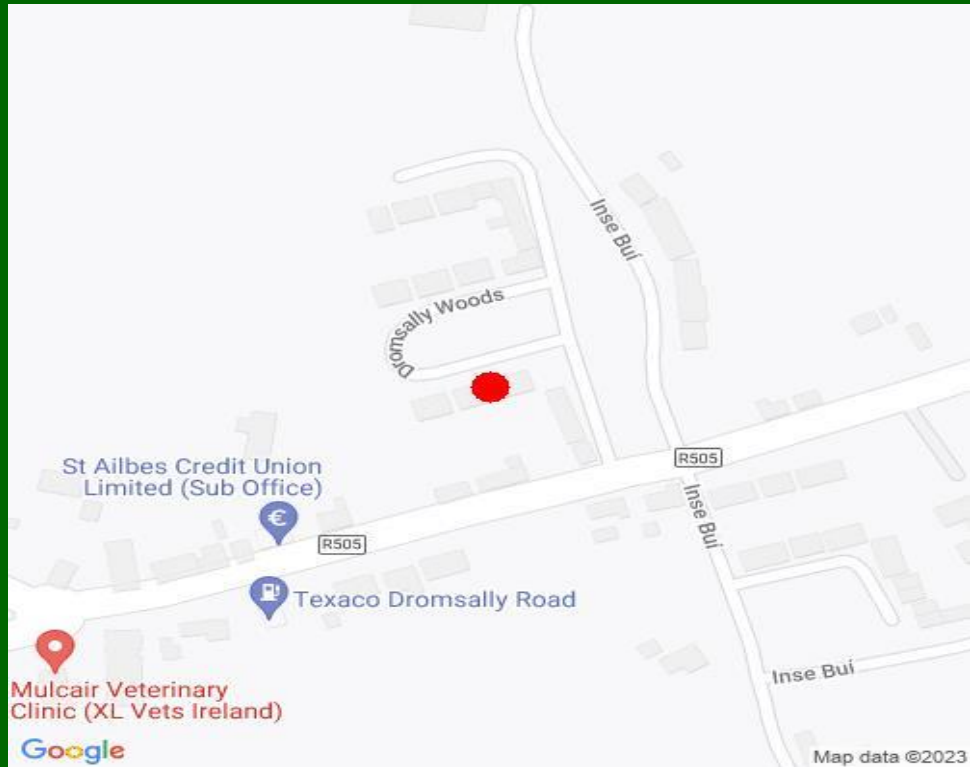
Main bedroom. Carpet flooring. Walk in wardrobes.
Ensuite suite :- Fully tiled. Electric shower 1.5 X 2.5
4.02m (13'2") x 2.09m (6'10")

Bathroom

Fully tiled. Toilet and whb.
1.06m (3'6") x 2.03m (6'8")

Features:

- Fully repainted with new carpets throughout
- Oil fired central heating
- Mains water and sewage
- Constructed in 2007
- Overlooking large green area
- Walking distance to all local amenities
- Landscaped garden to the front
- Thriving and very active local community
- Wonderful local sporting facilities and 3 golf courses within 20 minutes drive
- Tastefully Presented Throughout



Property Directions:

Enter Eircode V94WC9W to your mobile device to bring you straight to the door of this property. GVM sign erected.

Agent Information:

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