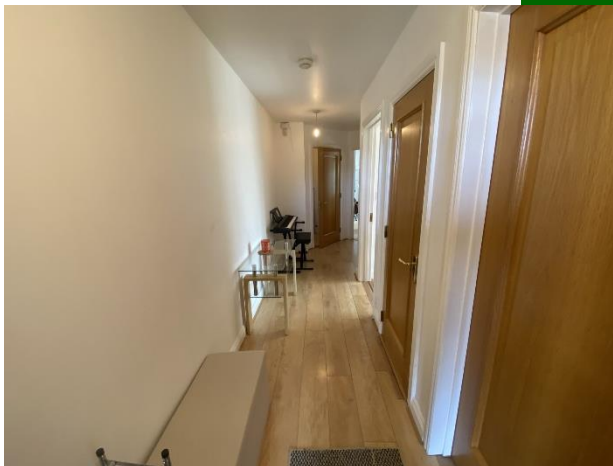




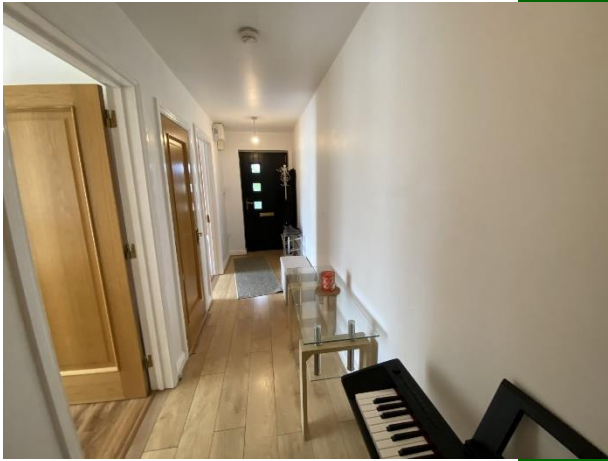
Apt 4 Bloomfield, Monaleen, Castletroy, Limerick



Price €275,000



GVM present to the market a truly magnificent two bedroom first floor apartment maintained to a very high luxurious standard. No 4 is truly idyllic, offering bright, spacious and well proportioned living and bedroom accommodation ideal for those in search of a centrally located home suitable for owner occupiers, right sizors or investors. This owner occupied unit is very tastefully decorated with high end finished throughout.



This is really a blue chip location under pinned by proximity to The University of Limerick, Castletroy College and Monaleen Primary School, Newtown Recreation Park and the Greenway, great Restaurants, Coffee Shops together with wonderful sporting amenities including Castletroy Golf Club, Monaleen GAA, Ashling FC and UL Bohs RFC. There is also easy access also to the nearby Motorway. This magnificent apartment enjoys the benefit of gas fired central heating system and double glazed UPVC windows. Must be seen to be appreciated and very much in turnkey condition. Owner occupied hence no rent cap. Inspection is very highly recommended.

Rooms:

Entrance hallway

Semi-solid wood flooring. Hot press off.
5.8m (19'0") x 1.3m (4'3")



Main bathroom

Fully tiled. Pump shower. 2.4m (7'10") x 1.7m (5'7")



Kitchen/dining/living

Tiled & wood flooring. Generous floor & eye level presses. Integrated appliances. Double doors to balcony. 6.5m (21'4") x 4.2m (13'9")

Balcony

Overlooking a pleasant and tranquil green area.
3.4m (11'2") x 1.7m (5'7")



Bedroom 1

Double room. Built in Wardrobes. Laminated flooring.
3.6m (11'10") x 2.8m (9'2")

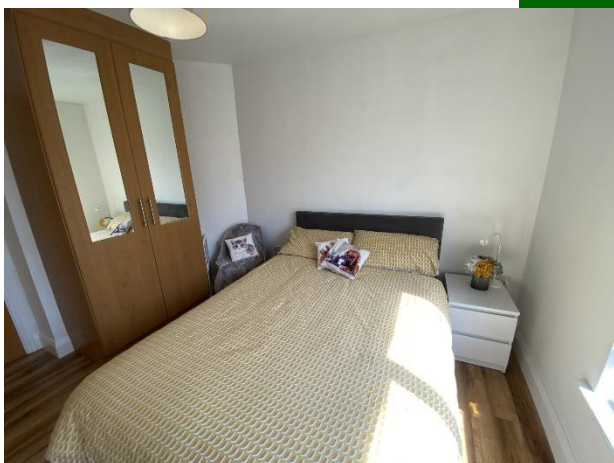
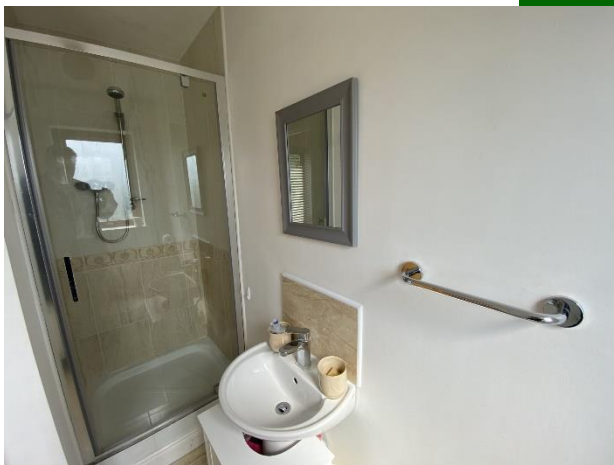
Bedroom 2 Master room. Built in wardrobes. Laminated flooring. En Suite. 3.6m (11'10") x 3.4m (11'2")

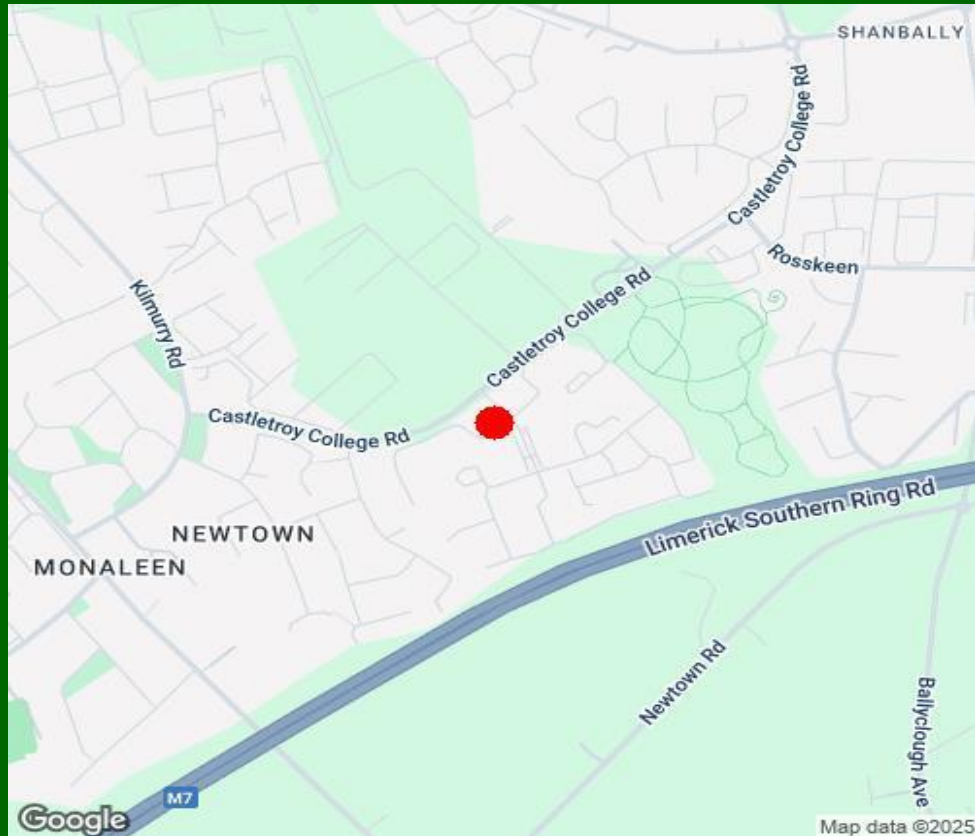
En suite Tiled and with electric shower.
2.7m (8'10") x 1m (3'3")



Features:

- Gas fired central heating
- Double glazed UPVC windows
- 2 Parking permits annually
- Owner occupied hence no rent cap for investors
- Very good fit out including solid doors
- New water pump
- Located within 2 minutes from a top class public transport bus service
- Walking distance to University of Limerick & Plassey Technological Park
- Management fees - €1,782 (P/A) includes sinking fund
- A really fantastic investment opportunity





Property Directions:

Enter Eircode V94 N827 in your mobile device.

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 vendor nor their agents shall be held liable for any inaccuracies therein.

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