



31 The Cedars, Briarfield,
Castletroy, Limerick



Price €460,000



GVM present to the market this impressive seven-bedroom, two-storey detached residence, ideally located within walking distance of the University of Limerick.



This spacious and well-proportioned home offers bright, versatile accommodation throughout, making it equally suitable as a substantial family residence or a high-yield investment opportunity.



The location is second to none, within immediate proximity of the University of Limerick, Plassey Technological Park, and Castletroy Shopping Centre. A wide selection of excellent primary and secondary schools are nearby, along with Newtown Recreation Park and a host of local hotels, cafés, restaurants, and sporting facilities.



The property benefits from generous living and bedroom space, offering flexibility for modern family living or multi-occupancy use. Its strong rental potential, combined with a regular bus service at the doorstep, makes it particularly attractive to investors seeking consistent demand in a thriving area.



Situated in a peaceful residential setting while remaining close to all essential amenities, No. 31 represents a rare opportunity to acquire a substantial home in one of Limerick's most popular locations.

Viewing is highly recommended.

Rooms:

Entrance Hall Laminated flooring
2m (6'7") x 6m (19'8")

Living Room Open fire. Bay window. Laminated flooring
3.08m (10'1") x 5.06m (16'7")



Bedroom 1 Single. Laminated flooring
3.01m (9'11") x 2.06m (6'9")

Bedroom 2 Double. Laminated flooring
3.02m (9'11") x 4.02m (13'2")

Kitchen/Dining area Laminated flooring.
Sliding doors leading to garden
6.02m (19'9") x 3m (9'10")



Utility Room Plumbed

3m (9'10") x 2.02m (6'8")

Bedroom 3 Single. Laminated flooring

2.06m (6'9") x 2.07m (6'9")

Bathroom Fitted and with tiling

2m (6'7") x 1.08m (3'7")

Bedroom 4 Double room. Laminated flooring. Built

wardrobes 2.07m (6'9") x 3m (9'10")

Bedroom 5 Double room.

Laminated flooring 2.07m (6'9") x 3.08m (10'1")

Bedroom 6 Double room. Laminated flooring.

Built in wardrobes. En-suite (1.9 x 1.6)

3.02m (9'11") x 3.07m (10'1")

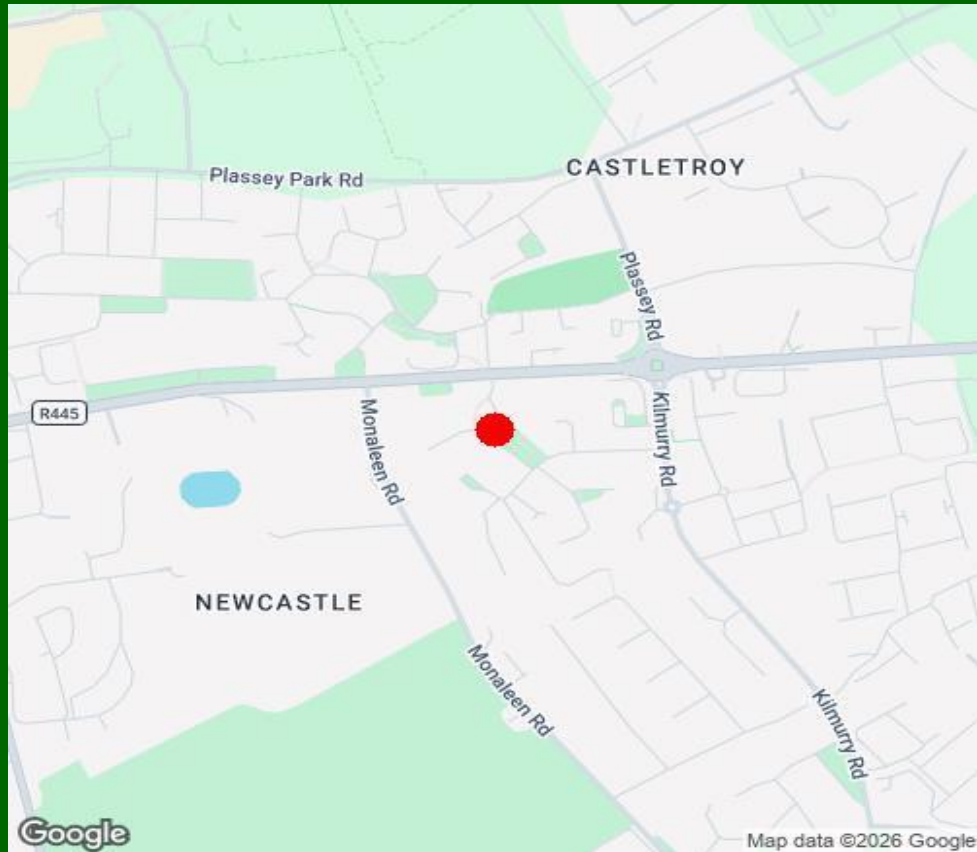
Bedroom 7 Single.

Laminated flooring 2.05m (6'9") x 2.04m (6'8")



Features:

- Superb location directly next to the University of Limerick and Castletroy Shopping Centre
- Situated in a highly sought-after residential area with all local amenities on the doorstep
- Large west-facing rear garden enjoying superb sunlight throughout the day
- Well laid out and bright interior, maximizing both living and bedroom space
- Located on a regular bus route providing easy access to Limerick City
- Ideal for owner occupiers or investors seeking a strong convenient location
- Oozes Location Location Location
- Viewing is highly recommended



Property Directions:

Enter Eircode V94 TNW4 in your mobile device

Agent Information:

Contact Paul Crosse Mobile :- 087-2026886

Email :- paulcrosse@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.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



PSRA Number: 002030