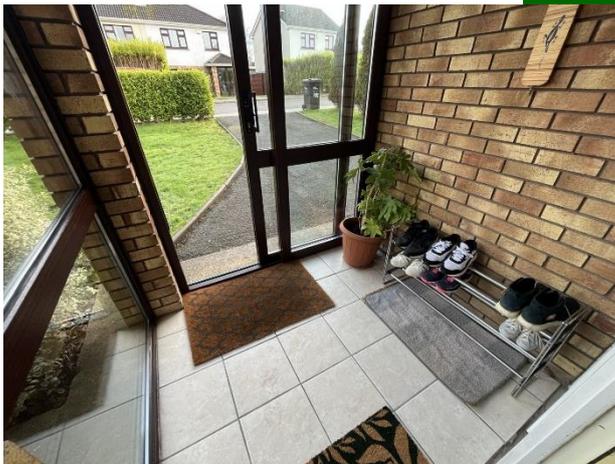


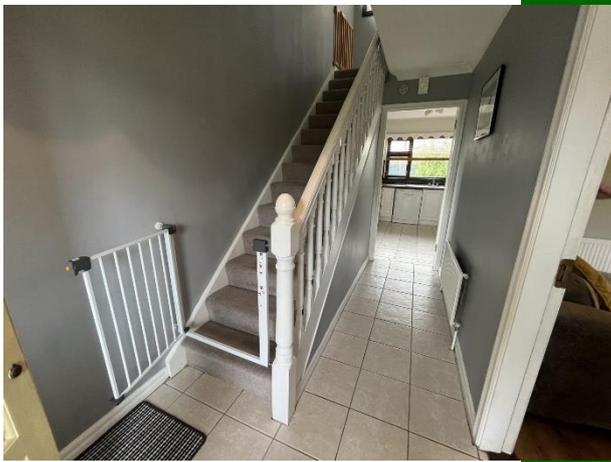


98 Meadowbrook, Mill Rd, Corbally,
Limerick



Guide Price €330,000





GVM Auctioneers are pleased to present this superb well-maintained three-bedroom semi-detached home. This attractive property provides comfortable and practical living space, ideal for families, first-time buyers, or those seeking a convenient location close to Limerick City.



The house features a bright and inviting reception room, enhanced by double glazing throughout, ensuring excellent natural light and energy efficiency. The kitchen and dining area offer ample storage and workspace, with direct access to the south west facing rear garden, making it a practical and sociable space for everyday living. The garden provides a private outdoor area suitable for relaxation, entertaining, or family use. A garage adds valuable storage or parking options, while off-street parking for two cars is available to the front of the property. Upstairs, there are three well-proportioned bedrooms, each offering flexibility for family accommodation, guest rooms, or home office use. The bathroom is recently renovated. Overall, the property is in turnkey condition and allows a purchaser to move in with ease while offering scope to personalise.



Meadowbrook estate on the Mill Road is a popular and established residential area with a strong sense of community. A range of local shops, schools, and amenities are close by, while Limerick city is easily accessible, offering shopping, restaurants, cafés, and cultural attractions. Outdoor enthusiasts will enjoy nearby walking routes, green spaces, and access to the River Shannon, along with a variety of sporting and leisure facilities. This property represents an excellent opportunity to secure a comfortable home in a desirable suburban location.



Rooms:

Entrance Porch

Tiled flooring

1.02m (3'4") x 1.08m (3'7")

Entrance Hall

Tiled flooring. Carpeted staircase

1.07m (3'6") x 4.01m (13'2")



Living Room Timber flooring, open fireplace, coving and wall lights 4m (13'1") x 3.09m (10'2")

Kitchen/Dining Room

Tiled flooring, fully fitted eye and floor level units, tiled splashback, 2 x rear facing windows, timber flooring in dining area, 3.05m (10'0") x 5.08m (16'8")



Main Bathroom

Recently renovated, w.c., w.h.b., bath, electric shower, heated towel rail. 1.07m (3'6") x 1.09m (3'7")

Bedroom 1

Laminated timber flooring, fitted wardrobes rear facing window 3.01m (9'11") x 3.08m (10'1")

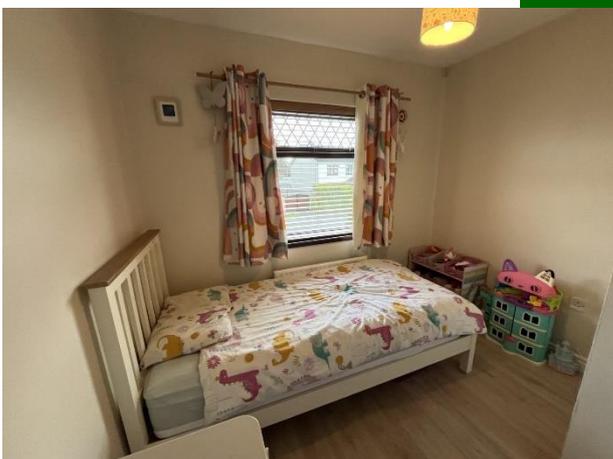
Bedroom 2 Laminated timber flooring, fitted wardrobes, front facing window 3.05m (10'0") x 3m (9'10")



Bedroom 3 Laminated timber flooring, fitted wardrobes, front facing window 2.05m (6'9") x 2.07m (6'9")

Features:

- Three Bedroom semi-detached with garage
- Gas fired central heating system
- Double glazed windows throughout
- Excellent BER rating B3
- Newly fitted fascia and soffits
- Refurbished bathroom
- Located in a quite cul de sac in established and leafy development
- Sun drenched south west facing rear garden
- Bright well proportioned living and bedroom accommodation
- Sensible 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 vendor nor their agents shall be held liable for any inaccuracies therein.

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