



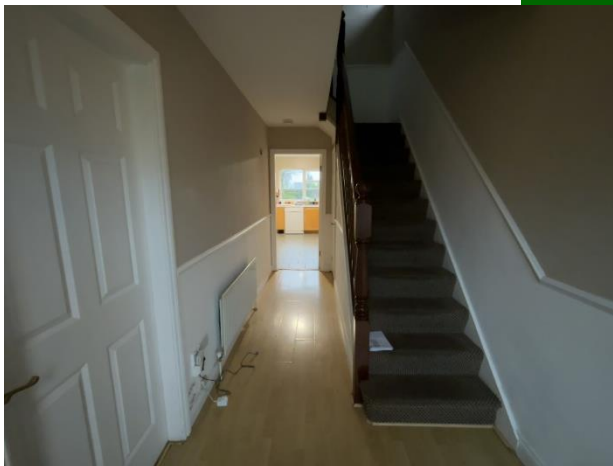
93 Curragh Birin, Castletroy, Limerick
V94 PNT2



Guide Price €350,000



GVM are delighted to present this spacious 4 bedroom semi-detached property, located in the sought-after development of Curragh Birin, Castletroy. Situated on the Groody Road, this home offers both convenience and comfort, making it an ideal choice for families and professionals alike.





This property features a welcoming entrance hall leading to a large living room and separate dining area, perfect for family gatherings, generously sized bedrooms, with the master bedroom featuring an en-suite bathroom, private driveway to the front with space for multiple cars, excellent access to the M7 Motorway and bus routes, making commuting a breeze.

Curragh Birin is ideally located in the heart of Castletroy, one of Limerick's most desirable suburbs. Nearby amenities include University of Limerick, Plassey Technological Park, excellent quality Primary and Secondary Schools, Castletroy and Newtown Shopping Centres, Cineplex, Newtown Recreation Park, and an array of quality hotels, leisure centres and restaurants together with tranquil riverside walks. Regular bus service also at your doorstep. Very attractive entry price point that is ideal for first time buyers, retirees or investors. Inspection is very highly recommended.



Rooms:

Entrance Hallway

4.9m (16'1") x 1.8m (5'11")

Living room 4.9m (16'1") x 3.5m (11'6")

Dining room Sliding patio door to rear garden.

4.2m (13'9") x 2.4m (7'10")

Kitchen Tiled flooring. 4.2m (13'9") x 2.8m (9'2")

Guest W.C

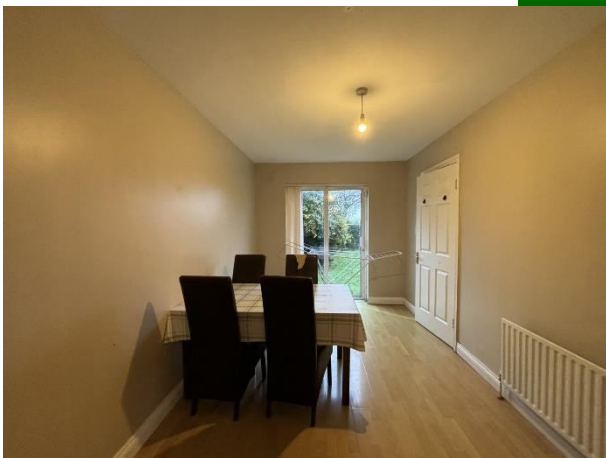
w.c & whb 1.5m (4'11") x 0.6m (2'0")

Bedroom 1 Carpet flooring. Built in wardrobes.

2.08m (6'10") x 2.06m (6'9")

Bedroom 2 Timber flooring. Built in wardrobes.

4.3m (14'1") x 2.8m (9'2")





Bedroom 3 Timber flooring. Built in wardrobes. En suite. 3.7m (12'2") x 2.7m (8'10")

En suite Tiled flooring. w.c & whb & electric shower
1.5m (4'11") x 1.9m (6'3")

Bedroom 4 Carpet flooring. Built in wardrobes.
2.6m (8'6") x 1.5m (4'11")



Main bathroom Tiled flooring.
1.8m (5'11") x 1.5m (4'11")

Features:

- Gas fired central heating
- PVC windows
- Located in a quiet cul de sac
- Off street parking
- Close proximity to The University of Limerick
- BER D1
- Regular bus route on your doorstep.
- Excellent investment opportunity



Property Directions:

Enter eircode V94 PNT2 on your mobile device to direct you straight to this property

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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