



28 Shannonvale, Old Cratloe Road,  
Limerick



**Guide Price**  
**€335,000**





Shannonvale is a well-established and much sought-after residential development conveniently located just off the Old Cratloe Road. No 28 is a bright and spacious semi detached property offering well-proportioned living and bedroom accommodation and an exceptional location, making it an ideal purchase for first-time buyers, right sizers or investors alike.



Perfectly positioned adjacent to TUS (formerly Limerick Institute of Technology), this property enjoys close proximity to a host of essential amenities including Primary and Secondary schools, Jetland Shopping Centre, and excellent public transport links. Sports enthusiasts will appreciate being just minutes from Thomond Park Stadium and The TUS Gaelic Grounds, while the city centre and the main road network are easily accessible. Public transport also at your doorstep.



Accommodation comprises an entrance hall, sitting room, a fitted kitchen, toilet and whb, three well-appointed bedrooms (master en suite) and main bathroom. The property benefits from ample off street parking, double-glazed UPVC windows and gas fired central heating.

This is a superb opportunity to acquire a conveniently located home in a vibrant locality. Inspection is very highly recommended.

#### **Rooms:**

##### **Entrance Hallway**

Tiled flooring. Alarm point.

##### **Sitting room**

Solid timber flooring. Bay window. TV point. Open fireplace. Coving surround.

5.05m (16'7") x 3.07m (10'1")

##### **Storage press**

##### **Toilet and whb**

Tiled flooring





### **Kitchen / Dining room**

Tiled flooring. Fully fitted kitchen with generous floor and eye level presses. Built in oven and hob.

6.01m (19'9") x 3.08m (10'1")

### **Bedroom 1**

Double bedroom. Carpet flooring. Built in wardrobes.

Ensuite :- Tiled flooring. Shower unit fitted.

4.02m (13'2") x 3.02m (9'11")

### **Bedroom 2**

Double bedroom. Carpet flooring. Built in wardrobes.

4.02m (13'2") x 3m (9'10")

### **Bedroom 3**

Single bedroom. Carpet flooring. Built in wardrobes.

2.05m (6'9") x 3.01m (9'11")



### **Bathroom**

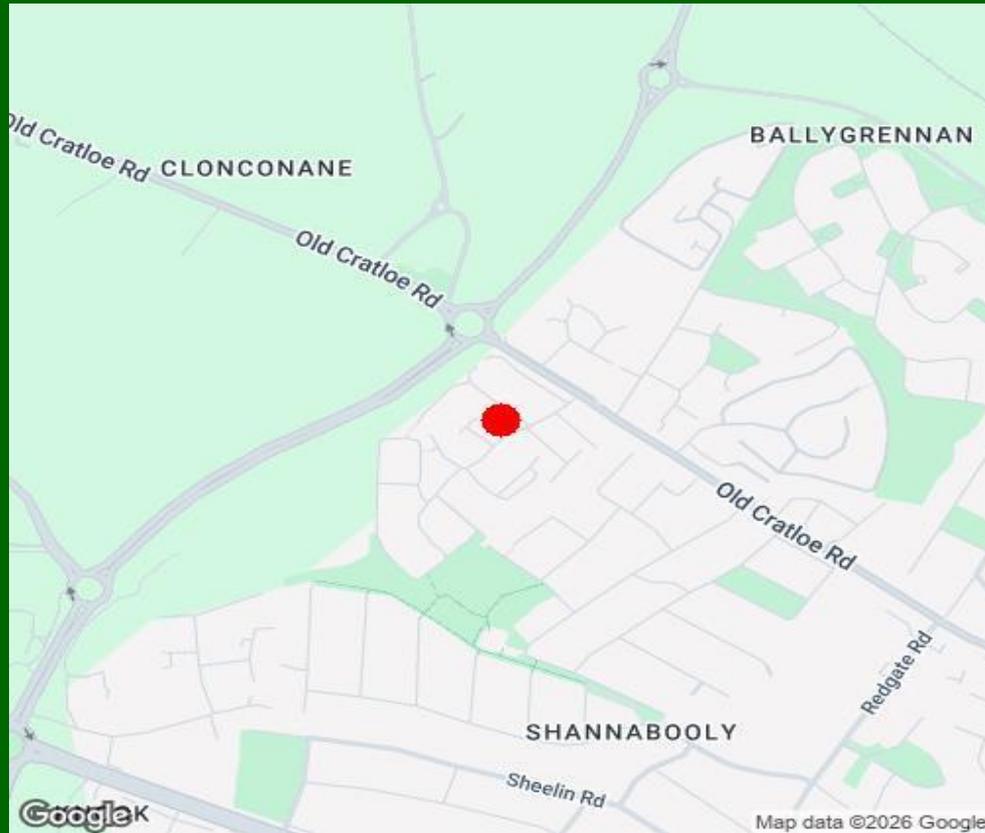
Electric shower fitted

2m (6'7") x 2.01m (6'7")

### **Features:**

- Gas fired central heating.
- South facing rear garden.
- Fully repainted internally.
- All new carpets in bedrooms and landing area.
- Decking area to rear of property. Lawn area and garden shed
- Much sought after residential area.
- Ideal for first time buyers.
- Walking distance to TUS Limerick Institute of Technology.
- New Northern Ring Road will greatly enhance the locality and popularity of the area





### Property Directions:

Enter eircode V94N44X into your mobile device to direct you straight to this property.

### Agent Information:

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#### Disclaimer

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