



35 Meadowbrook, Mill Road, Corbally,  
Limerick.



Price €350,000



GVM Auctioneers are delighted to announce to the market a truly outstanding 3 bedroom two storey semi detached residence presented in truly superb condition throughout. This beautifully maintained and modern home offers the perfect balance of contemporary living and comfortable space.



The open-plan living areas are flooded with natural light, creating a warm and welcoming atmosphere throughout. The kitchen boasts sleek, modern finishes, and the living and dining areas are generously sized, making it ideal for both relaxing and entertaining. With three well-proportioned bedrooms and a stylish main bathroom this home is ideal for first time buyers, right sizers or investors. Good off street parking for two cars. Gardens front and rear. Very pleasant cul de sac setting.



Corbally is a vibrant and well-connected residential area known for its family-friendly atmosphere and excellent amenities boasting a range of educational institutions, making it an ideal location for families. Scoil Ide services the local community, a renowned primary school offering a high standard of education with a focus on holistic development. Ardscoil Mhuire (girls) is a well-regarded secondary school providing a comprehensive curriculum and a wide range of extracurricular activities. St. Munchin`s College (Secondary, boys) is well sought after institution offering a seamless transition and a strong academic programme. Proximity to Universities and Institutes of Further Education, such as University of Limerick (UL) located approximately 15 minutes away by car and Technical University on the Shannon (TUS) is also within a 15-minute drive. Shannon Airport is conveniently situated about 25 minutes from Corbally, providing both domestic and international flights, making travel easy and accessible for residents. The locality is also well-serviced with local shops, supermarkets, and recreational facilities including several gyms, sports clubs, and parks, catering to a wide range of interests and promoting an active lifestyle. The close proximity to the vibrant city of Limerick ensures that residents can enjoy both the tranquility of suburban life and the excitement of urban amenities. Public transport also at your doorstep.



#### Rooms:

**Entrance Hallway** Tiled flooring.

**Living room** Laminated flooring. T.V point. Coving surround. Open fireplace. 4.1m (13'5") x 3.9m (12'10")

**Kitchen/dining** Fully fitted kitchen. Tiled and timber flooring. French doors to rear garden.

5.7m (18'8") x 3.7m (12'2")





**Utility room** Fully plumbed. Tiled flooring.

2.2m (7'3") x 2.2m (7'3")

**Downstairs W.C** W.C & whb. Tiled flooring.

1.04m (3'5") x 0.7m (2'4")

**Sitting room** Laminated flooring. T.V point.

5.4m (17'9") x 2.2m (7'3")

**Bedroom 1** Double room. Built in wardrobes.

3.9m (12'10") x 2.8m (9'2")

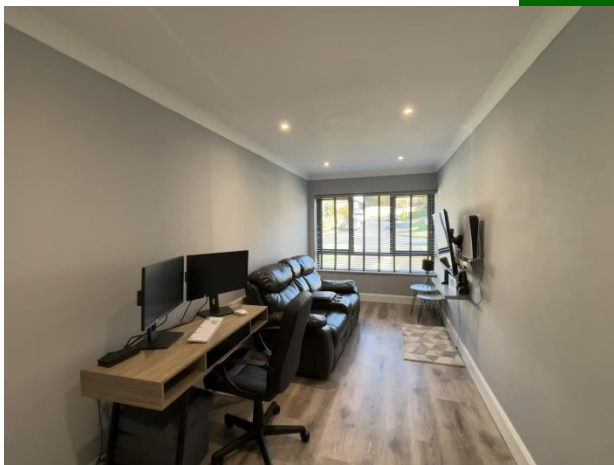
**Bedroom 2** Double built in wardrobes. T.V point.

4m (13'1") x 3.9m (12'10")

**Bedroom 3** Laminated flooring. Built in wardrobes.

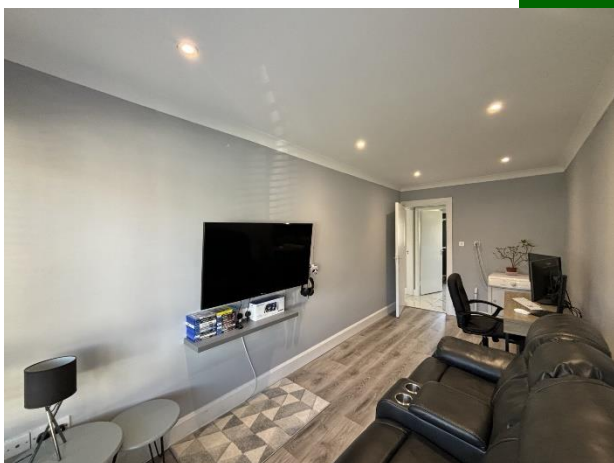
2.8m (9'2") x 2.4m (7'10")

**Main bathroom** Fully tiled. w.c & whb. Electric triton shower & bath. 2.2m (7'3") x 1.9m (6'3")



## Features:

- Newly fitted in 2021 double glazed uPVC windows & doors
- Phone Watch Alarm
- Good off-street parking
- Gas central heating
- C3 Energy rating
- Gas fired central heating system
- Well maintained gardens
- Sensible price point





### Agent Information:

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#### Disclaimer

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