

## PROPERTY SALES

**157 CLIONA PARK  
MOYROSS  
LIMERICK  
V94 E16P**



### SPECIAL FEATURES:

- Excellent location close to Corpus Christi Church
- Corner site
- New Gas Boiler Installed
- Vacant for over 2 years, grant a possibility

**ASKING PRICE**  
**OFFERS IN EXCESS**  
**€155,000**



## LOCATION

The property comprises a two-storey, semi-detached (end-of-terrace) residence extending to an approximate floor area of 90.6 sq. metres. Constructed with concrete block cavity walls, the home features a pitched tiled roof, concrete and timber floors to the ground floor, and timber first floors. The exterior is finished with a combination of plastered and brick facade, complemented by PVC double-glazed windows, PVC fascia and soffits.

Internal finishes comprise a mix of laminate, tiled, lino, and carpeted flooring, a partially tiled bathroom, and fitted kitchen units. Walls are a mix of plastered and painted finishes with some wallpapered sections, offering a well-maintained and functional living environment.

Externally, the property benefits from a front driveway with lawn, and an enclosed rear garden which includes a small concrete-built shed, offering additional storage or utility space.

The property does requires refurbishment having been vacant for more than 2 years.

## DESCRIPTION

The subject property is ideally positioned in Cliona Park, Moyross, on a west-facing corner site along the avenue overlooking Corpus Christi Church. It lies approximately 34 metres south of Moyross Avenue, the principal access road within the estate.

Moyross is situated on the north-western edge of Limerick City, approximately 2.1 km from the city centre. The new Northern Distributor Road will vastly improve connectivity to Moyross.

Some key features in the area include the Watch House Cross Shopping Centre, featuring a medical centre, library, retail units, and Limerick City & County Council offices, Moyross Millennium Park and Moyross Sports Field, together with Moyross Community and Enterprise Centre, supporting local social and business initiatives.

Other local amenities include Thomond RFC, Corpus Christi National School, and Thomond Community College.

## ACCOMMODATION

### Ground Floor:

Entrance porch, Entrance hall, Kitchen/dining room,  
Living room

### First Floor:

Three bedrooms, One bathroom

## BER DETAILS

BER Details: C2

BER Number: 113214076

Energy Performance Indicator: 180.11

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