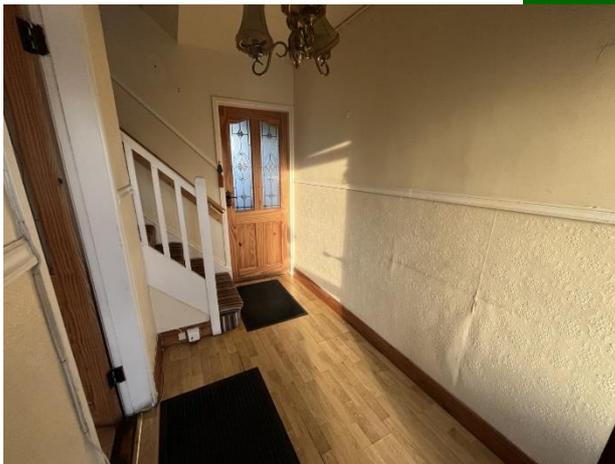




50 Lower Carey`s Road, Limerick



Guide Price €235,000





GVM Auctioneers present to the market this 3 bedroom mid terrace house prominently located on Lower Carey`s Road in Limerick City. This property is only a short walk to all the amenities the city has to offer and has excellent access to the motorway network from its location. Nicely positioned overlooking a green area on Lower Carey`s Road and minutes walk from Colbert train station and the Peoples park, this three bed terrace house will make an ideal starter home for those hoping to step onto the property ladder or investors alike. The property boasts double glazed UPVC windows throughout and lawn area to the front and rear of the property, Viewing is highly recommended.

#### **Rooms:**

#### **Entrance Porch**

Tile Floor

0.05m (2") x 1.05m (3'5")

#### **Entrance Hall**

Laminated timber flooring, carpet stairs

1.05m (3'5") x 3.06m (10'0")

#### **Living Room**

Laminated timber flooring, open fireplace

4.07m (13'4") x 3m (9'10")

#### **Kitchen**

Vinyl flooring, fitted units, Hotpress

3.04m (10'0") x 2.08m (6'10")

#### **Utility Room**

Vinyl flooring, under stairs storage

1.08m (3'7") x 1.07m (3'6")

#### **Shower Room**

Fully Tiled, wc, whb, shower with electric shower, rear facing window

1.08m (3'7") x 1.07m (3'6")





### Bedroom 1

Carpet flooring, fitted wardrobe, rear facing window  
2.05m (6'9") x 2.03m (6'8")



### Bedroom 2

Carpet flooring, front facing window  
2.05m (6'9") x 3m (9'10")



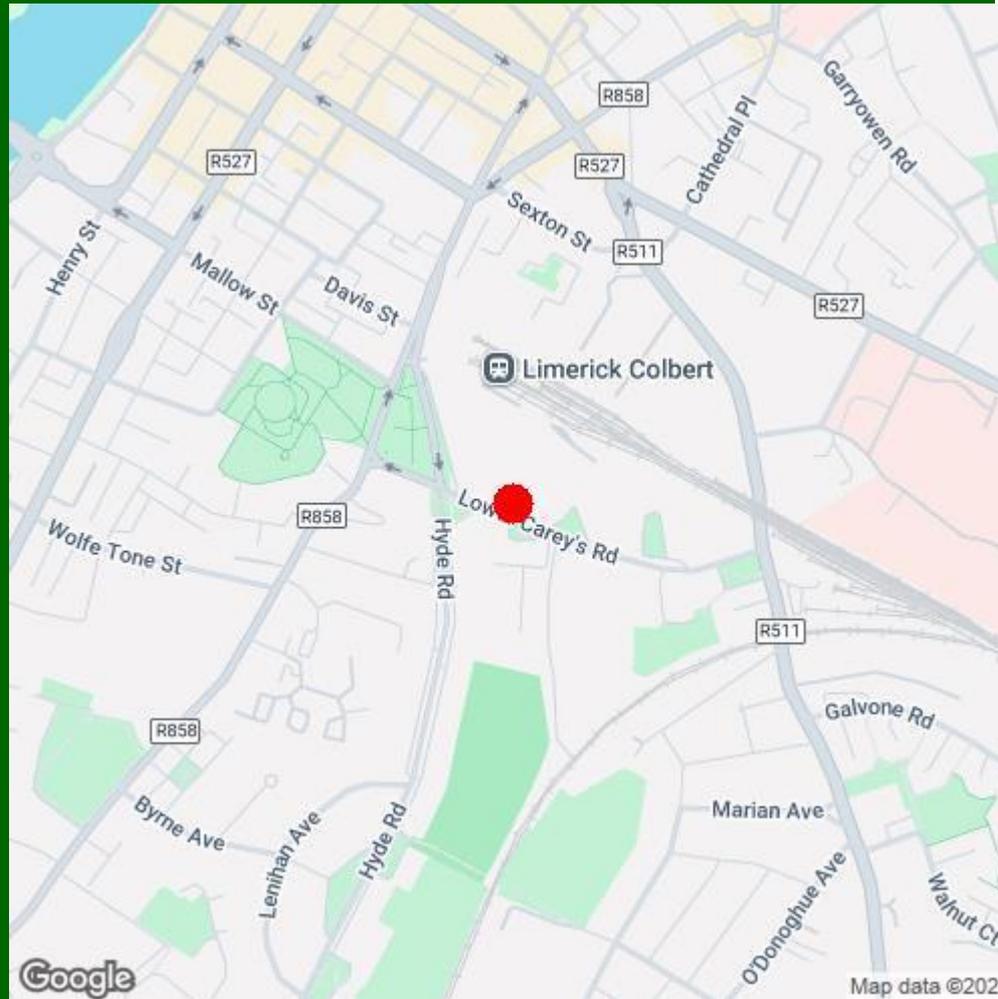
### Bedroom 3

Carpet flooring, 2 x front facing windows, walk in wardrobe  
3m (9'10") x 3.06m (10'0")

### Features:

- Double glazed UPVC windows throughout
- Lawn area to the front and rear of the property
- Walking distance to Limerick City Centre and all its amenities
- Approx 500 meters from Limerick Train Station
- Very attractive price point
- Viewing recommended





## Eva Hayes

### 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.



### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

Email: [limerick@gvm.ie](mailto:limerick@gvm.ie)

### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email: [kilmallock@gvm.ie](mailto:kilmallock@gvm.ie)

### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email: [tullamoreproperty@gvm.ie](mailto:tullamoreproperty@gvm.ie)



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