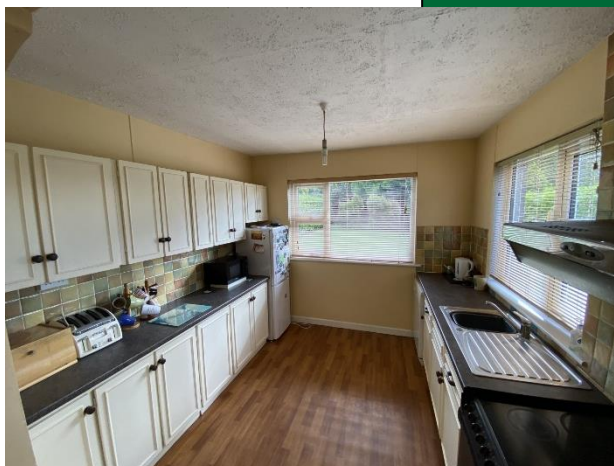




6 Brookville Avenue, Clareview, Limerick
V94 AHW9



Guide Price
€250,000



Announcing to the market a beautifully appointed two-storey three-bedroom semi-detached residence superbly located in an established residential area. This property benefits from a large rear garden which does provide great scope to extend in the future if required. No 6 oozes location and is so conveniently positioned adjacent to all the fantastic amenities linked with the hugely popular Ennis Road area.



The locality has a growing business sector with numerous prominent business names situated in the area including The Jetland Shopping Centre, The University Maternity Hospital, Medical Centres, Supermarkets and Banks. The vicinity is also very well serviced with high profile Primary and Secondary Schools and of course the TUS Moylish Campus. The Ennis Road has become a popular touring base and has a range of Bed and Breakfasts and Hotels with conference and leisure facilities and restaurants many of which have been renovated in recent times. Sport is synonymous with Limerick and the Ennis Road with The IT Gaelic Grounds, home of Limerick GAA in very close proximity. If you continue past the Gaelic Grounds, one comes across the famous Na Piersaigh GAA club. Along the Ennis Road, the Limerick Lawn Tennis Club is prominently located and of course the iconic Thomond Park is just a few minutes' walk away. There is easy access also to both Shannon Airport and The Motorway. For those in search of a bright and spacious home with enormous potential and a class location, we highly recommend immediate inspection of this true gem which enjoyed bright, spacious and well proportioned living and bedroom accommodation.

Rooms:

Entrance Hall

Laminated floor

Sitting Room

Open fireplace, built in units, TV point and laminated flooring 3.07m (10'1") x 3.04m (10'0")

Family Room

Open fireplace, TV Point, laminated flooring

4m (13'1") x 3.06m (10'0")

Kitchen cum dining room

Fully fitted kitchen

2.07m (6'9") x 6.07m (19'11")



Garage

4.06m (13'4") x 3m (9'10")

Boiler room

2.01m (6'7") x 2.08m (6'10")

Bedroom 1

Single room, carpet flooring.

2.07m (6'9") x 3.03m (9'11")



Bedroom 2

Double room, laminated flooring, TV point

3.06m (10'0") x 4.02m (13'2")

Bedroom 3

Double room, laminated flooring, built in wardrobe.

3.04m (10'0") x 3.03m (9'11")



Shower room

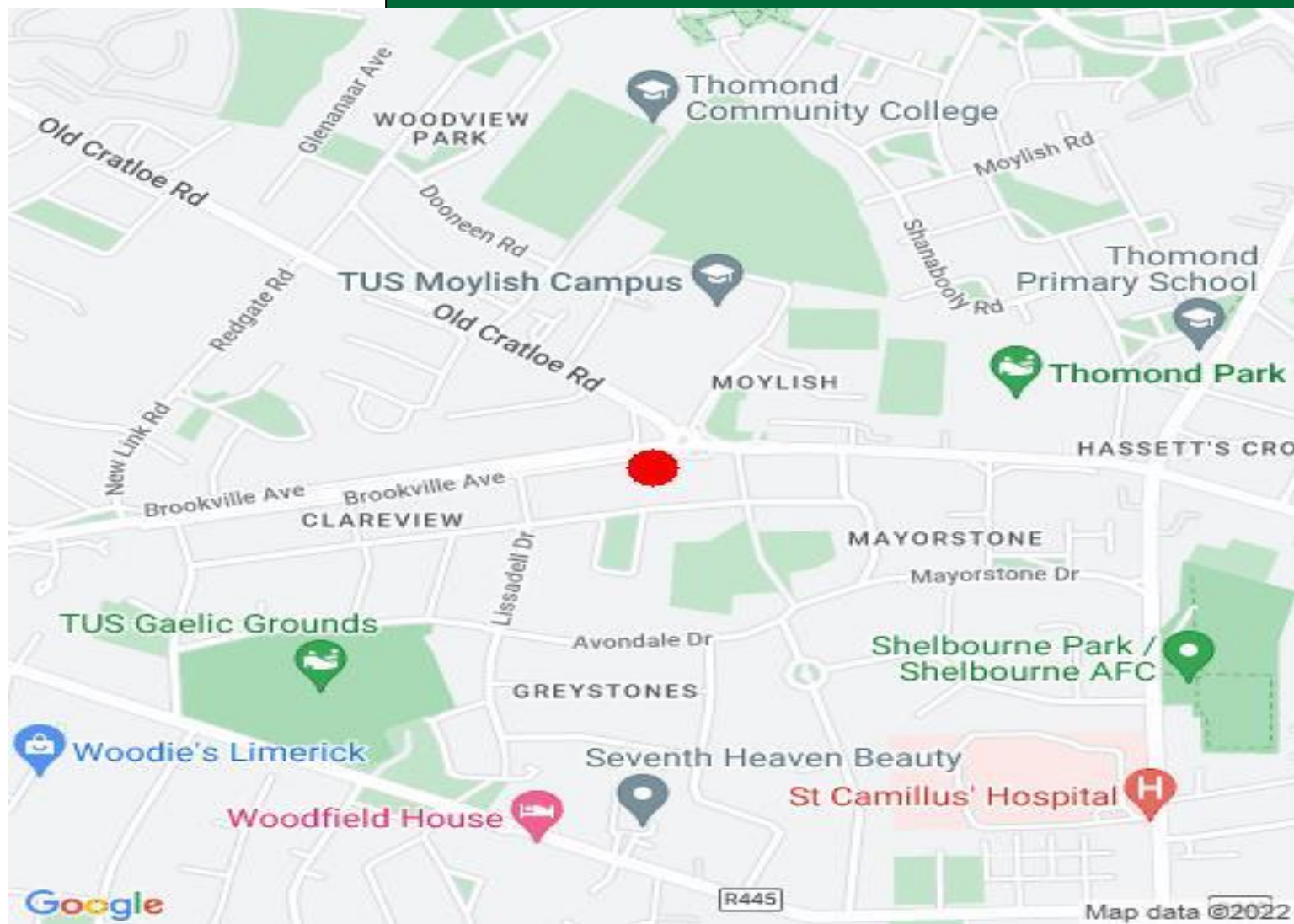
Fully tiles, triton electric shower

1.09m (3'7") x 2.09m (6'10")

Features:

- ✓ Oil Fired Central Heating
- ✓ South facing rear garden
- ✓ Garage attached
- ✓ Bright and Spacious living and bedroom accommodation
- ✓ Tarmac Driveway
- ✓ Established and much sought after area
- ✓ Immediately adjacent to the hugely popular TUS campus Third Level Campus
- ✓ Woodview Shopping Centre across the road
- ✓ Tastefully Presented Throughout





Directions:

Enter Eircode V94AHW9 into your mobile device.

Agent Information

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