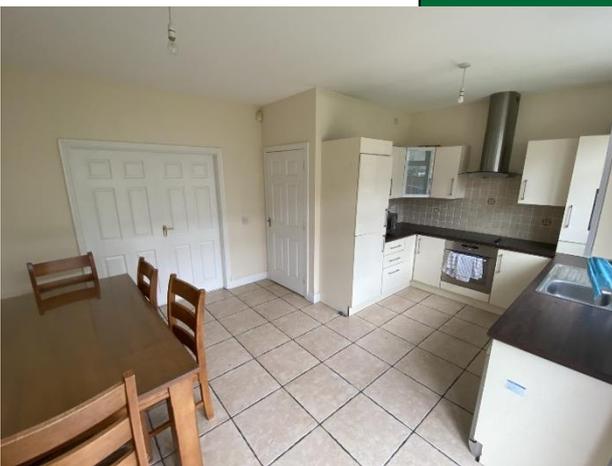




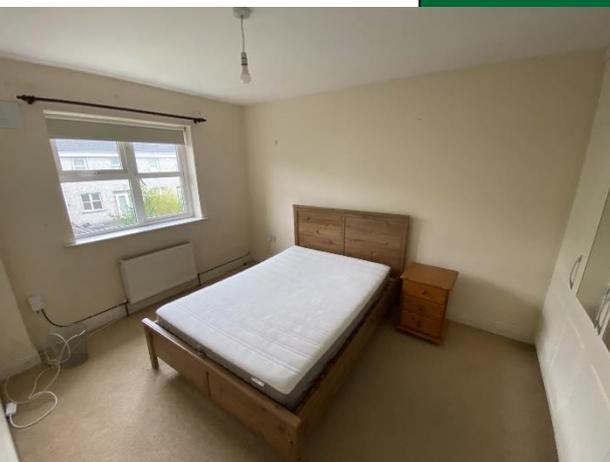
## 6 Knocklyon, Clonmacken, Limerick



Guide Price €285,000



GVM present to the market this beautifully appointed three storey three bedroom end of terrace residence superbly located in an established residential area. 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 Piarasigh 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. Viewing is highly recommended.

### Rooms:

Entrance Hallway

Alarm point. Solid wooden flooring.

Sitting room

Feature gas fireplace. TV point. Solid wooden flooring. Double doors to kitchen.

5m (16'5") x 2.09m (6'10")

Kitchen

Fully fitted kitchen with integrated units. Built in oven and hob.

5m (16'5") x 4.02m (13'2")

Toilet and whb

Tiled flooring.

Bedroom 1

Double room with carpet flooring. Built in wardrobes.



#### Bedroom 2

Double room with Carpet flooring. Ensuite 2.1 X 2.2

#### Bedroom 2

Double room with carpet flooring. Ensuite 2.1 X 2.2 : Fully tiled.

#### Bedroom 3

Double room with carpet flooring.

#### Bathroom

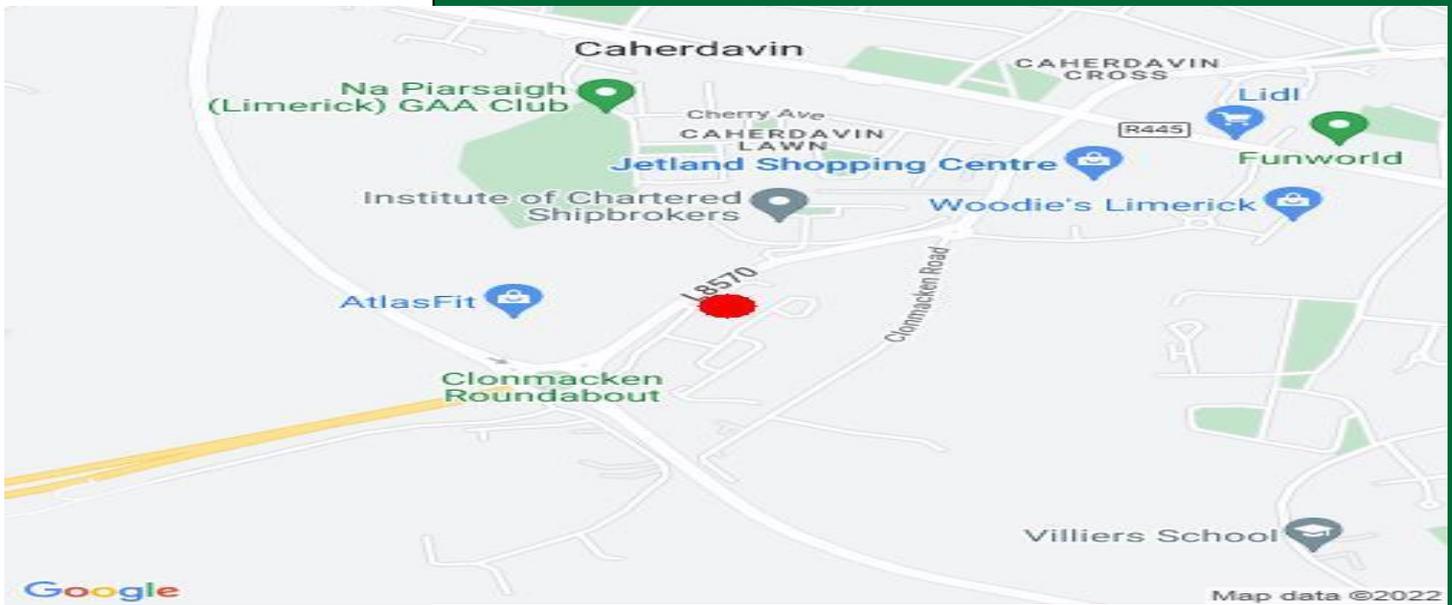
Tiled flooring. Bath, toilet and wash hand basin.

2m (6'7") x 2.04m (6'8")

#### Features:

- ✓ Situated in this much sought after location just a short walk form all local amenities
- ✓ Double glazed UPVC windows
- ✓ Security alarm
- ✓ Gas fired central heating
- ✓ Public transport immediately adjacent
- ✓ Spacious garden to rear
- ✓ Good off street parking with tarmac driveway





### Directions:

Enter Eircode V94PY9Y to your mobile device to bring you straight to the door of this property. GVM sign erected.

### Agent Information

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