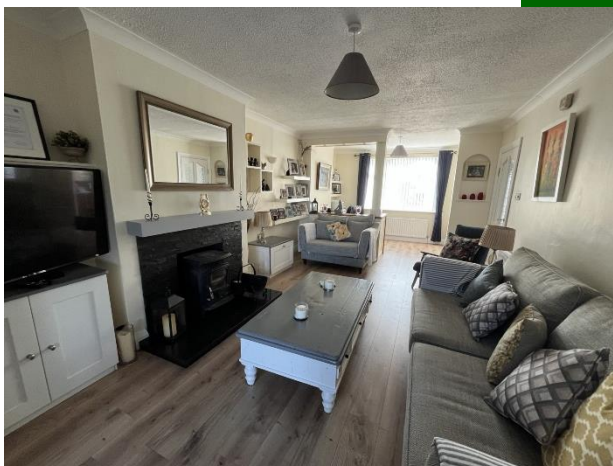




19 Merval Park, Clareview Limerick
V94 F63R



Guide Price €550,000



GVM announce to the market a truly outstanding 3-bedroom home with attic conversion, garage, workshop and a separate self contained 2-bedroom apartment.

This beautifully extended home is located in the highly desirable and established Merval Park development in Clareview, offering exceptional space, versatility together with bright, spacious and well proportioned living and bedroom space.



This property is ideal for growing families, multi-generational living, or those seeking an excellent investment opportunity.

The main house boasts a welcoming entrance hall leading into a comfortable living room with office area. To the rear, the extended kitchen and dining area provides a bright and open space perfect for modern family living. A utility room and guest toilet adds further convenience, while the integrated garage and adjacent workshop area offer fantastic storage or potential for further development.



Upstairs, the home features two spacious bedrooms on the first floor, a walk-in wardrobe, and a stylish main bathroom. The attic has been cleverly converted to serve as a third bedroom, ideal as a guest room, home office, or teenage retreat.

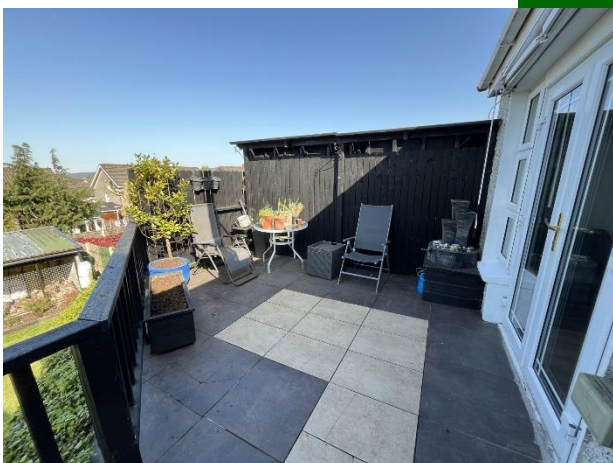
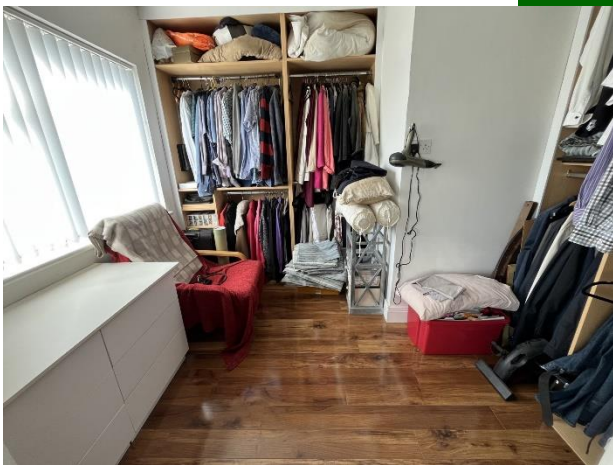
This wonderful property enjoys generous off-street parking to the front and overlooks a quiet green area, adding to its appeal. A patio area to the rear leads down via steps to a generous corner garden site, which includes multiple garden sheds – perfect for outdoor hobbies, gardening, or additional storage.



An exceptional bonus is the self-contained 2-Bed apartment developed to the side of the main house with its own private entrance. The ground floor level comprises of a welcoming entrance hall, an open plan kitchen/dining area, two double bedrooms, and a modern shower room. Downstairs, a large living room with double patio doors opens directly onto the rear garden, making this space bright and inviting. The attic is also converted and accessed via a spiral staircase. This unit is ideal for extended family, guests, or potential rental income.

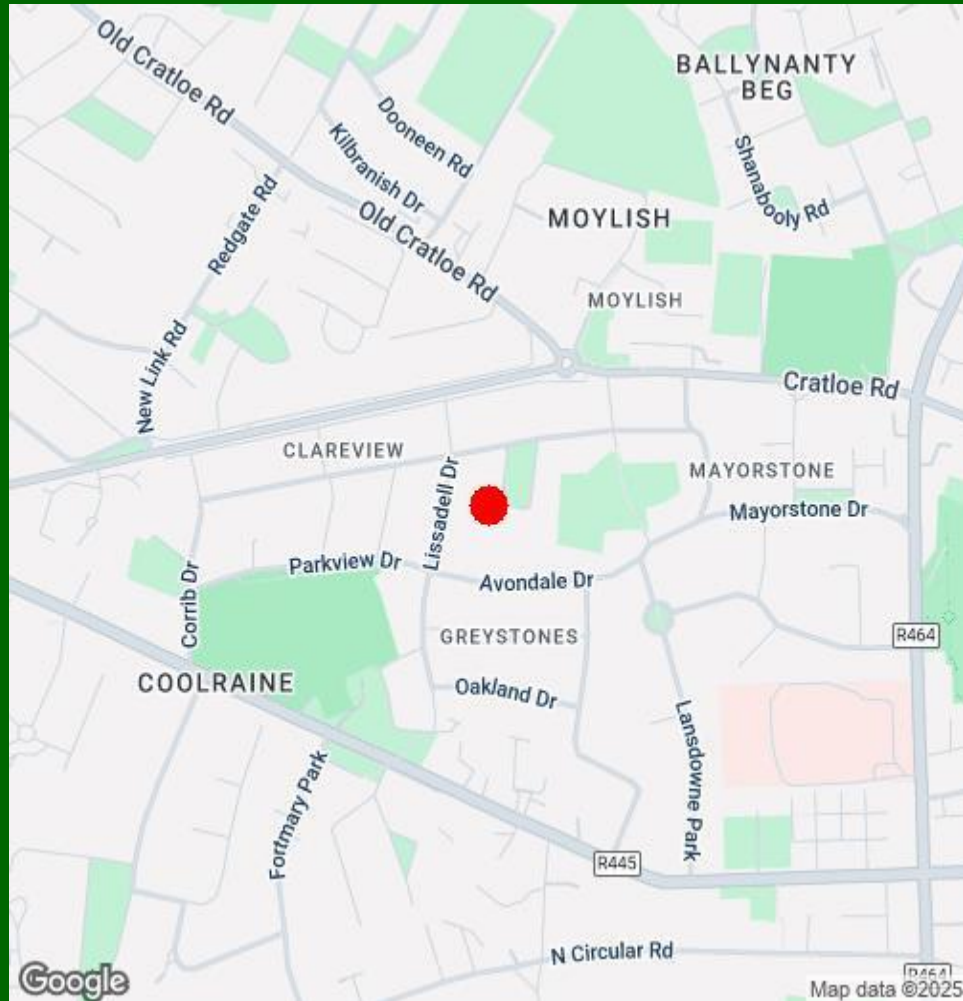


The location is one of its standout features just a short distance from good quality local schools, making it an ideal choice for families with young children. For sports enthusiasts, both the TUS Gaelic Grounds and Thomond Park are within easy reach, offering opportunities to enjoy live matches and sporting events. The Jetland Shopping Centre provides a variety of retail and dining options, and the Technological University of Shannon (TUS) is conveniently located for those working or studying in the area. Mervel Park is a very popular and established development making this an ideal opportunity for first time buyers, right sizers or investors. With its combination of suburban serenity



Features:

- Extended three bedroom semi-detached property
- Self contained 2 Bedroom Apartment to side of property
- Double glazed UPVC windows
- Gas fired central heating
- Superb condition throughout
- Substantial corner site
- Unrivalled location
- Good parking
- Great local shopping, restaurants, schools, gyms and sporting venues
- Public transport at your doorstep



Agent Information:

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Disclaimer

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