



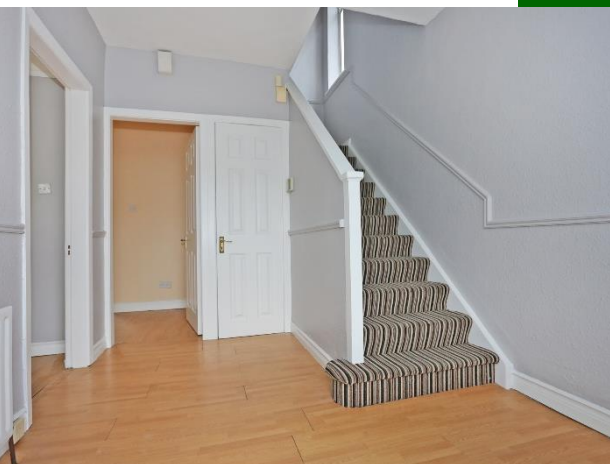
31 Coolraine Estate, Ennis Road, Limerick.



Guide Price €300,000



Announcing to the market a beautifully appointed two-storey 3-bedroom semi-detached residence superbly located in this leafy, well established and much sought after area.



The property benefits from a large and fenced rear garden with ample space for future expansion together with good off street parking to the front . This residence really oozes location and is so conveniently positioned adjacent to all the fantastic amenities associated with the hugely popular Ennis Road area.

The Limerick Institute of Technology is located nearby. 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. 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 positioned in a classy location, we highly recommend immediate inspection of this wonderful home.

Rooms:

Entrance Hallway

Laminated flooring

Sitting room

Laminated flooring. TV point. Open fireplace. Bay window.

4.07m (13'4") x 4m (13'1")

Kitchen / Dining area

Laminated and tiled flooring. Open fireplace. Built in oven and hob.

6.05m (19'10") x 4.05m (13'3")

Toilet and whb

Tiled flooring



Bathroom

Partly tiled. Separate shower unit. Triton electric shower.

2.08m (6'10") x 2.05m (6'9")

Bedroom 1

Double room. Timber flooring. Built in wardrobes.

4.02m (13'2") x 4.01m (13'2")



Bedroom 2

Double room. Timber flooring. Bay windows.

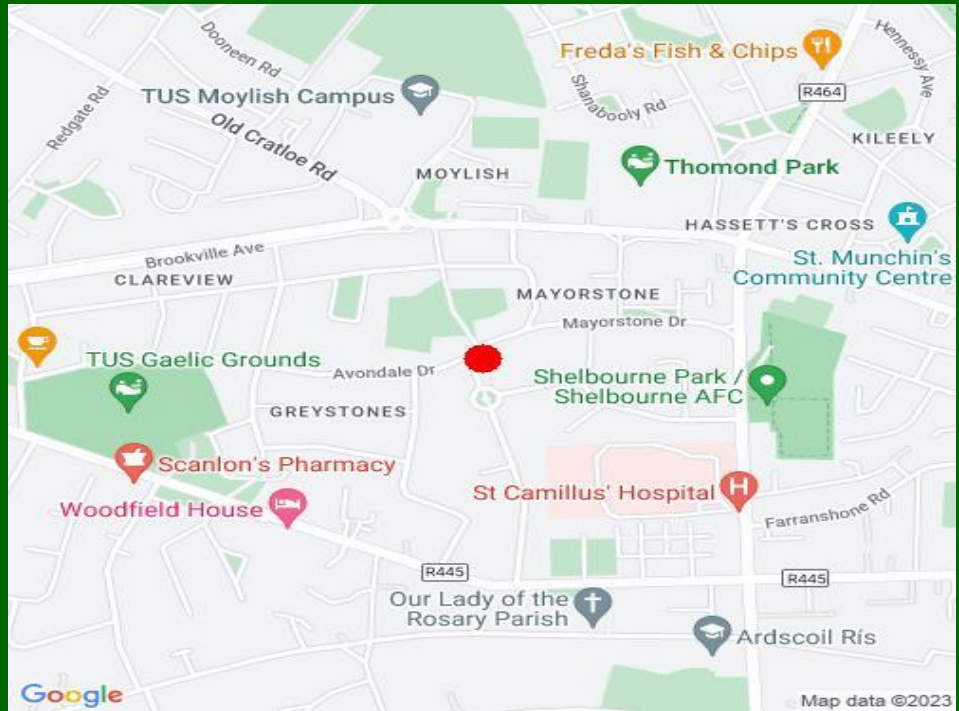
4.05m (13'3") x 3.07m (10'1")

Bedroom 3

Single room. Timber flooring.

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





Property Directions:

Enter Eircode V94 Y44P to your mobile device to bring straight to the door of this property.

Agent Information:

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