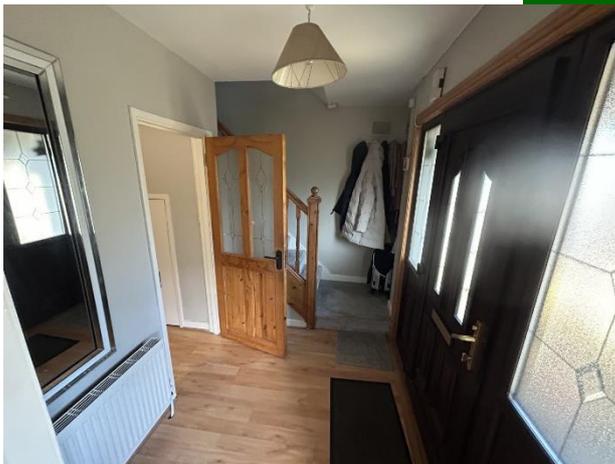




14 Singland Crescent, Garryowen, Limerick



Price €248,000





GVM Auctioneers are delighted to present to the market this well-maintained three-bedroom end-of-terrace residence, ideally located in this centrally located area. Situated just off Greenhills Road, the property enjoys excellent connectivity to Ballysimon Road, the Dublin Road and the M7 Motorway, making it an exceptionally convenient location for city living and commuting. This attractive home is within comfortable walking distance of Limerick City Centre and is in close proximity to an extensive range of amenities and services including Garryowen Pharmacy, Limerick School of Music, College of Further Education, St John's Hospital, Limerick Fire Station, local shops, cafés, pubs, restaurants, post office and a variety of sporting facilities and schools. Regular bus and rail services are easily accessible at Colbert Station, located approximately 1.8 km away.



The accommodation comprises a kitchen and living area, three generously sized bedrooms and a shower room. The property has been well cared for throughout and offers an excellent opportunity for an owner-occupier seeking a convenient city home, a right sizer, or an astute investor looking for a strong rental return.



With its prime location, ease of access to transport links and essential amenities, and its overall presentation, this property represents a superb opportunity to acquire a home at an attractive price point. Early inspection is highly recommended.

#### **Rooms:**

##### **Entrance Porch**

Tiled floor.

##### **Sitting room**

Laminated flooring. T.V port. Feature fireplace.

5.1m (16'9") x 3.1m (10'2")

##### **Kitchen**

Tiled flooring. Fully fitted kitchen.

4.6m (15'1") x 3.5m (11'6")





**Downstairs W.C** Fully tiled.

2.3m (7'7") x 1.1m (3'7")

**Bedroom 1** Double room. Built in wardrobes.

3.9m (12'10") x 2.4m (7'10")

**Shower room** Fully tiled. Electric Shower.

2.6m (8'6") x 1.7m (5'7")



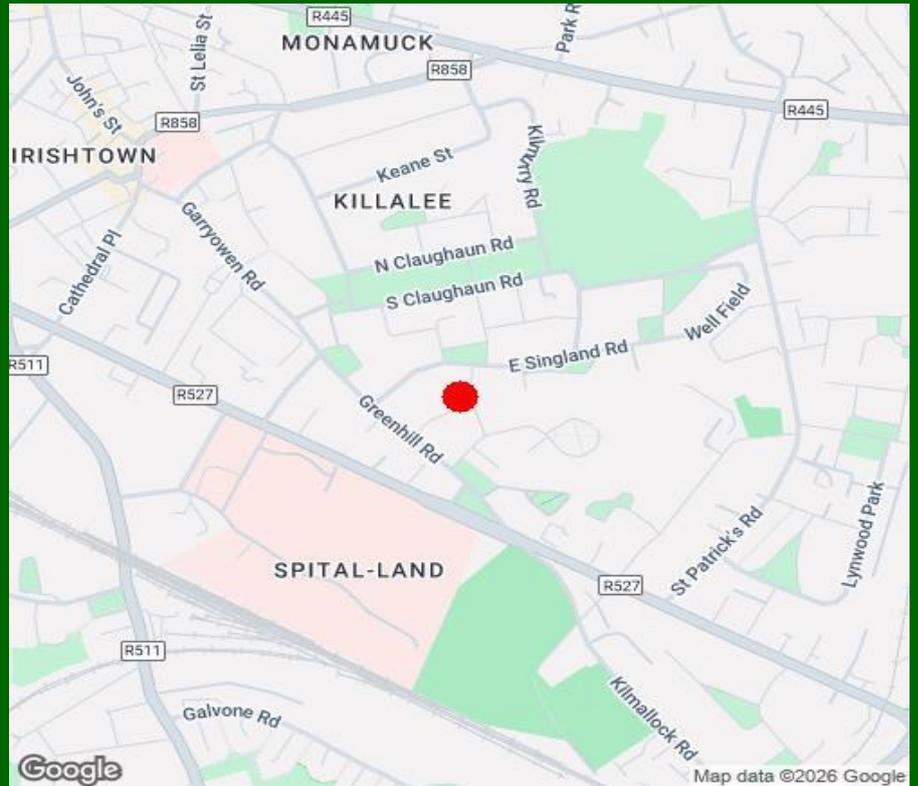
**Bedroom 2** Double room. Built in wardrobes. Laminated flooring.

3.9m (12'10") x 2.4m (7'10")

**Bedroom 3** Single room. Laminated flooring. Built in wardrobes. 2.5m (8'2") x 2.2m (7'3")

### Features:

- Double glazed windows
- Gas fired central heating
- Security alarm
- Ample car parking
- Garage attached
- Hugely convenient location
- Very attractive price point
- Well proportioned living and bedroom accommodation



### Property Directions:

Enter eircode V94 PKN3 into your mobile device to direct you straight to this property.

### Agent Information:

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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.

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