



34 Bengal Terrace, Kilmallock Road,
Limerick



Price €245,000



GVM present to the market this three-bedroom extended end of terrace home which is located in this very central area just 15 minutes` walk from the city centre.



There are excellent local amenities including quality schools, sporting facilities, retail parks and shopping centres. Public transport also at your doorstep. The ground floor boasts a spacious, bright living area, which leads to a sitting room and on to a spacious fitted Kitchen/dining room with utility room off, downstairs wc & whb. Upstairs consists of three spacious bedrooms and a fully fitted main shower room. This wonderful home also enjoys the benefit of double-glazed windows and gas fired central heating. The substantial two storey extension provides exceptional space with very well proportioned and living and bedroom areas.

Off street parking to the front of the property is one of the many stand out features of this home coupled with the fantastic patio area to the rear with a long bright garden perfect for enjoying outdoor dining and entertaining. A truly exceptional home very worthy of immediate inspection and for sale at an attractive price point.

Rooms:

Entrance Porch Laminated timber floor

1.07m (3'6") x 1.57m (5'2")

Entrance Hall Carpeted floor

0.76m (2'6") x 1.24m (4'1")

Living Room Carpeted floor, window, open fireplace.

4.27m (14'0") x 3.28m (10'9")

Sitting Room Carpeted floor, window, downstairs

storage 2.36m (7'9") x 4.37m (14'4")

Kitchen/Dining Room Lino floor fully fitted units, tiled walls, back door. 3.56m (11'8") x 4.09m (13'5")

Utility Room Lino floor, storage press, window

1.98m (6'6") x 1.42m (4'8")

Outside Toilet

w.c. w.h.b, tiled floor, window

0.81m (2'8") x 1.55m (5'1")





Bedroom 1

Carpeted floor, window, wardrobe

3.84m (12'7") x 2.31m (7'7")

Bedroom 2

Carpeted floor, window

3.35m (11'0") x 2.46m (8'1")

Main Shower room

Fully tiled, window, wc. whb. shower with electric shower.

1.65m (5'5") x 1.88m (6'2")

Bedroom 3

Carpeted floor, window, fitted wardrobe.

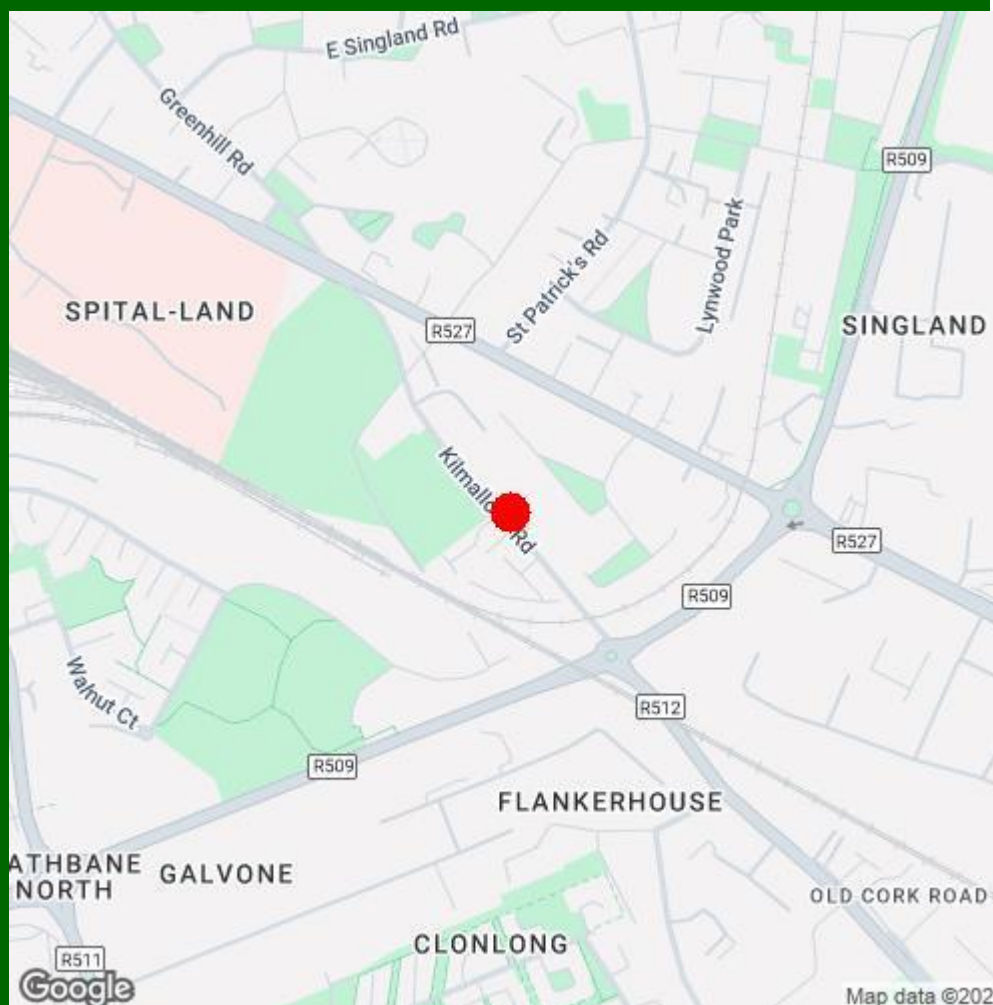
3.68m (12'1") x 3.58m (11'9")



Features:

- Gas fired central Heating
- Double glazed windows throughout
- Off Street parking to the front of the property
- Large rear patio and stunning garden area
- Ber rating C3
- All white goods included
- Very much in "turnkey" condition
- Sensible price point





Agent Information:

Contact :- Norma Murphy Mobile :- 087-6529916

Email :- normamurphy@gvm.ie

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.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



PSRA Number: 002030