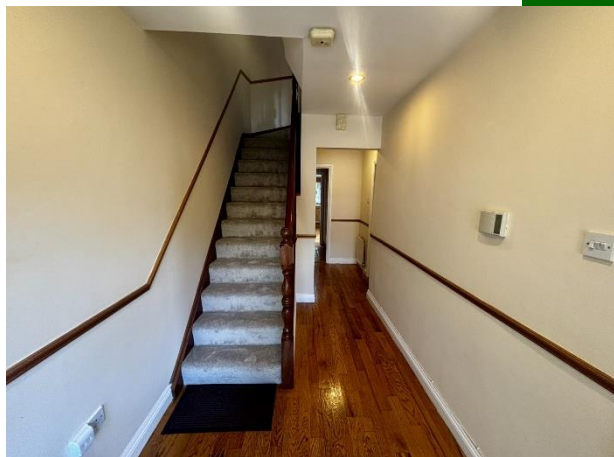




12 Laurel Hill Court, Summerville Avenue,  
South Circular Road, Limerick



**Guide Price €430,000**



GVM Auctioneers present to the market a truly outstanding residence situated in this wonderful enclave of luxury housing. The location is second to none, just off Summerville Avenue and the South Circular Road, in the exclusive Laurel Hill Court development.



Local and nearby landmarks include the Mary Immaculate College and the Lime Tree Theatre. There's a regular bus service at your doorstep, and one is just 15 minutes' walk from the city centre. There are also beautiful and peaceful riverside walks on the banks of the nearby River Shannon.



This exceptional home is presented in excellent condition throughout, comprising of an inviting entrance hall, sitting room, living room, extended kitchen cum dining overlooking a sun-drenched southwest-facing rear garden. On the first floor, there are two very spacious bedrooms, the master bedroom with an en suite and a walk-in wardrobe, and the second floor hosts a very pleasant double bedroom, again with en suite.



Features include gas-fired central heating, double-glazed UPVC windows, maintenance-free and walled in rear garden with pedestrian rear access direct from Summerville Avenue. To the front is a tranquil and very pleasant tree-lined cul de sac, with extensive communal parking. Very limited low density development.

This property is ideal for those in search of a centrally located property, a perfect fit for investors, right-sizers, or those seeking a quality home that oozes location, location, location. Inspection is very highly recommended.

#### Rooms:

**Entrance hallway** Solid wood flooring.

3.6m (11'10") x 2m (6'7")

**Sitting room/4th bedroom** Feature fireplace. Solid wood flooring. 4m (13'1") x 4.2m (13'9")

**Living room** Solid wood flooring. Open plan living room seamlessly flowing into the kitchen and dining area.

4m (13'1") x 4.2m (13'9")



**Kitchen** Solid wood flooring. Generous floor & eye level presses. Feature brick wall. Double doors opening up to



sun drenched south west facing rear garden. Velux windows enhancing natural light.

5.8m (19'0") x 3.6m (11'10")

**Utility room** Fully plumbed.

1.7m (5'7") x 1.5m (4'11")

**Bedroom 1** Double room. Built in wardrobes. Solid wood flooring. 3.2m (10'6") x 3.1m (10'2")



**Bedroom 2** Master bedroom. Solid wood flooring. Walk in wardrobe with built in presses - 2 x 1.8.

En Suite - 3.2 x 1.0. Triton electric shower.

3.8m (12'6") x 3.5m (11'6")

**Main Bathroom** 2.5m (8'2") x 1.7m (5'7")



**Bedroom 3** Solid wood flooring. Built in wardrobes. En suite - 2.3 x 0.9

4m (13'1") x 3.4m (11'2")

## Features:

- Very well proportioned living and bedroom accommodation
- Gas fired central heating system
- Double glazed UPVC windows
- Extended to the rear
- Walled in and maintenance free rear garden with pedestrian rear access
- Two bedrooms are en suite
- Ideal for owner occupiers or investors
- Sensible price point
- No chain and ready for immediate occupation





### Property Directions:

Enter Eircode V94 V2PF in your mobile device.

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Disclaimer

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