



**FOR SALE BY PRIVATE TREATY**

**4 AYLESBURY,  
DOORADOYLE,  
LIMERICK V94KNF2**

**PRICE: €230,000**

**BER C3**



## DESCRIPTION

We are delighted to be favoured with the instruction of this spacious three bedroomed family home in this popular and mature estate which is close by to many amenities to include the Crescent Shopping Centre, Crescent College Comprehensive, University Hospital Limerick and Raheen Industrial Estate.

The bright spacious and recently decorated accommodation comprises of entrance hall, living room, kitchen, dining room, three bedrooms and shower room.

Outside the property is further complimented with a south facing rear garden, a large side entrance with potential to extend subject to planning permission and a good sized front garden with tarmacadamed driveway for two cars.

Viewing is highly recommended.







## SPECIAL FEATURES

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Semi detached

Double glazed PVC windows

Bright and spacious accommodation

South facing rear garden

Cul de sac

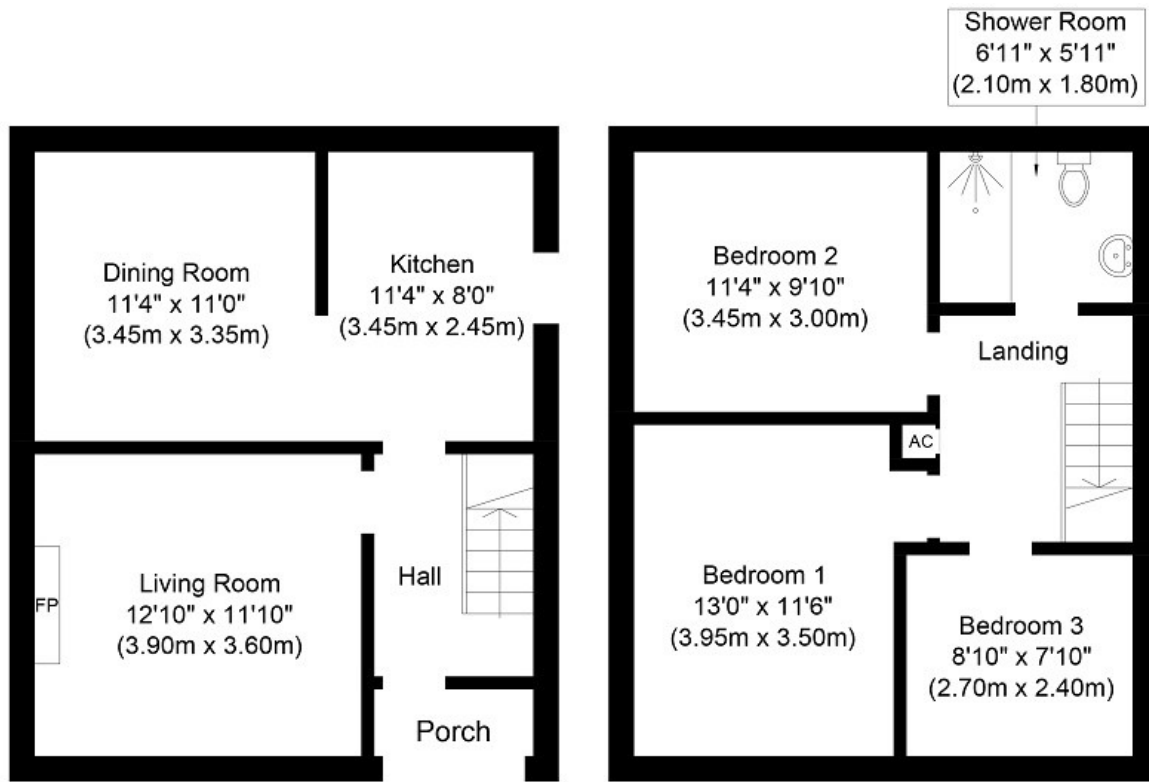
Room to extend subject to PP

Located close to Crescent College Comprehensive, Crescent Shopping Centre, University Hospital Limerick and Raheen Ind. Est.

## ACCOMMODATION

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- **Entrance Porch** Double glazed white aluminium sliding storm porch door. Tiled floor. Porch light.
- **Entrance Hallway** Hardwood entrance door with frosted glass insets. Timber flooring. Telephone point. Under stairs storage.
- **Living Room** Feature stone fireplace with gas coal effect fire inset and Liscannor hearth. TV point.
- **Kitchen** Array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Side door to the side and rear garden.
- **Dining Room** TV point.
- **Upstairs**
- **Bedroom 1** Range of fitted wardrobes, overhead presses and vanity unit.
- **Bedroom 2** Range of fitted wardrobes, overhead presses and vanity unit.
- **Bedroom 3** Fitted wardrobes and overhead presses.
- **Shower Room** Shower cubicle with Triton T90 XR electric shower. W.C. Wash hand basin. Part tiled walls. Extractor fan.
- **Outside** Fully enclosed south facing rear garden mainly laid to lawn. Gated side entrance way which subject to planning could accommodate an extension. Front garden mainly laid to lawn with tarmacademed driveway for two cars.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## PRICE

€230,000

## DIRECTIONS

Google Map V94KNF2

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
M: 061 410 410  
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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.