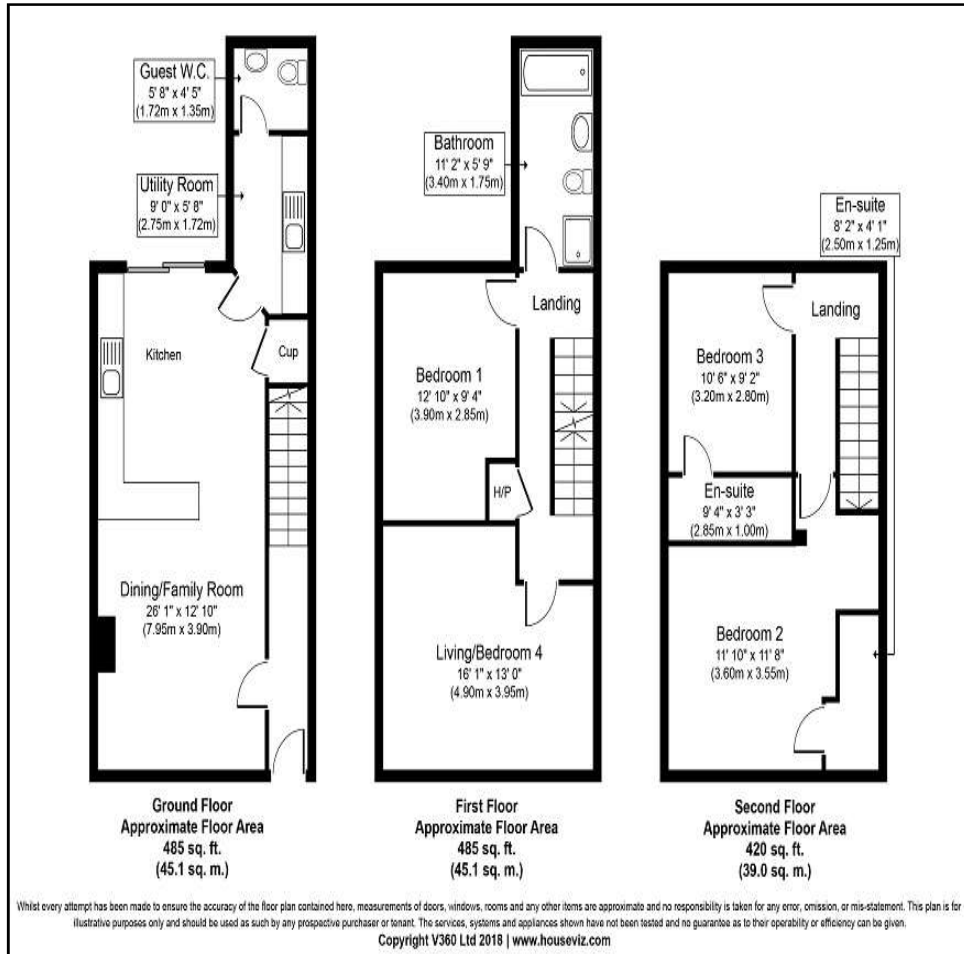


Outside

Walled and cobblelocked front driveway. Private rear garden with extensive patio area.



"The Home of High Standards"

PRSA Licence 002371

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

**PROPERTY
PARTNERS**
DE COURCY O'DWYER

FOR SALE

**64 Cois Rioga,
Caherconlish,
Co. Limerick.**



Price

Region €180,000

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

New to the market comes this well presented home in this popular development in the centre of Caherconlish Village, close to all local amenities and within a short drive of Limerick City.

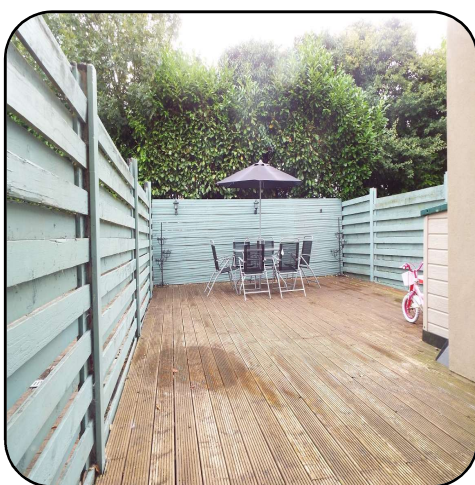
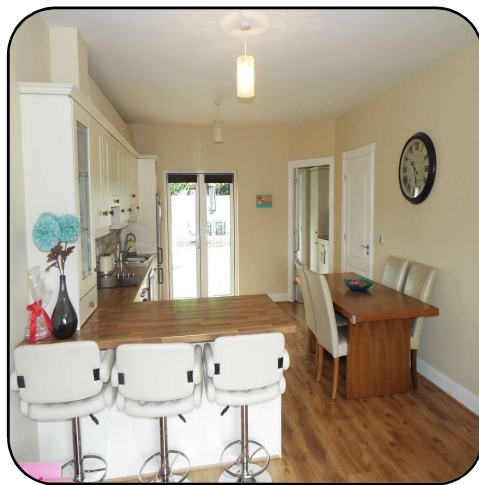
The property has been maintained to an excellent standard by it's current house-proud owner and the bright spacious accommodation comprises of entrance hallway, open plan kitchen / dining room / living room, utility room, guest w.c., first floor living room, bedroom and bathroom and second floor with 2 bedrooms both ensuite.

Outside to the front there is a cobblelock driveway. The back garden has an extensive decking area which is not overlooked and benefits from attractive views of the countryside.

An early viewing of this property is highly recommended.

Special Features

- *Double glazed windows
- *3 double bedrooms
- *Underfloor heating
- *BER - C2
- *2 ensuites
- *Guest W.C.
- *Utility Room
- *Cobblelock driveway
- *Scenic views front and back



Downstairs

Accommodation	Size M. Ft.	Description
Entrance Hallway		Hardwood entrance door. Timber effect flooring.
Living Room / Dining Room / Kitchen	7.95m x 3.9m 26'1" x 12'10"	Electric effect fireplace. Modern fitted kitchen with ample array of eye and floor level units with a red brick splash back effect. Finlux electric oven. 4 plate ceramic hob and extractor fan. 1 & 1/2 bowl stainless steel sink unit with mixer tap. Timber effect flooring. Double glazed PVC french doors to rear garden.
Pantry Unit	1m x 1m 3'9" x 3'9"	
Utility Room	2.75m x 1.75m 9'0" x 5'8"	Single drainer stainless steel sink unit with mixer tap. Array of eye and floor level units. Plumbed for washing machine. Timber effect flooring.
Guest W.C.	1.72m x 1.35m 5'8" x 4'5"	W.C.. Wash hand basin. Fully tiled floor.

First Floor

Landing	4.9m x 3.95m 18'1" x 13'0"	Hot press.
Living Room	4.9m x 3.95m 18'1" x 13'0"	TV Point.
Bedroom 1	3.9m x 2.85m 12'10" x 9'4"	
Bathroom / Shower Room	3.35m x 1.8m 11'2" x 5'9"	Bath with telephone shower attachment. W.C. WHB. Tiled shower cubicle with Triton power shower. Partly tiled walls & fully tiled floor.

Second Floor

Bedroom 2	3.60m x 4m 11'10" x 11'8"	TV point. Double free standing wardrobe.
Ensuite / Shower room	2.5m x 1.2m 9'4" x 3'3"	Fully tiled shower cubicle with Triton electric shower. WHB. Extractor fan. Fully tiled walls & floor.
Bedroom 3	3.2m x 2.8m 10'6" x 9'2"	
Ensuite / Shower	2.5m x 1m 8'2" x 4'1"	Fully tiled shower cubicle with Triton electric shower. W.C.. WHB. Extractor fan. Fully tiled walls and floor.