

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Bedroom 2	4m x 3.55m 13'12" x 11'6"		Solid oak flooring. Fitted wardrobe.
Bedroom 3	2.85m x 2.6m 9'3" x 8'5"		Solid oak flooring. Fitted wardrobe.
Annex			
Separate entrance door from side of property to Annex			PVC entrance door.
Living Room	3.45m x 2.95m 11'3" x 9'7"		Timber flooring. T.V. point.
Kitchen / Dining Room	5.8m x 3.2m 19' x 10'5"		Modern fitted kitchen with ample array of eye and floor level units. Cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Plumbed for washing machine. Plumbed for dryer. Timber flooring. Alarm point. Stairs to landing. Timber flooring. Access to attic via stira staircase.
Shower Room	2.75m x 1m 9' x 3'3"		Fully tiled shower cubicle with sliding glass door. Triton T90si electric shower. W.C. and wash hand basin. Tiled floor.
Bedroom 1	3.5m x 2.8m 11'5" x 9'2"		T.V. point. Telephone point. Timber flooring. Alcove space for wardrobe.
Bedroom 2	3.4m x 3.8m 11'2" x 12'5"		T.V. point. Telephone point. Timber flooring. Fitted wardrobe.

“The Home of High Standards”

Viewing strictly by appointment

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50 Gouldavoher Estate,
Dooradoyle,
Limerick.

Price

€279,950

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A fantastic and rare opportunity arises to acquire this substantial property which is located adjacent to University Hospital, The Crescent Shopping Centre and Raheen Industrial Estate. The property, the original which has been fully refurbished and extended and the two storey annex / granny flat built to the side was completed C. 2008.

Presented in excellent decorative condition throughout this property offers the discerning purchaser a variety of options to include a substantial family residence, private residence / business, home and income or home / granny flat subject to any necessary planning. The accommodation of the main residence comprises of entrance hallway, living room, kitchen / dining room, family room, utility, shower room, 3 bedrooms and bathroom and the annex comprises of own door entrance door to living room, kitchen / dining, 2 double bedrooms and shower room.

Outside the property is further enhanced by a wonderfully maintained private rear garden, gated side entranceway and front garden which has been cobble locked to provide for 3 car spaces.

Viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Double glazed windows
- * Alarm
- * GFCH (main house) / OFCH (Annex)
- * Extension to side and rear
- * Excellent decorative condition
- * Five bedrooms
- * 3 reception rooms
- * 3 bathrooms
- * Private rear garden
- * Extra large side entrance
- * Main residence offers living room, family room, kitchen /dining room, utility, shower room, 3 beds, bathroom, gfch and separate alarm
- * Annex to side offers living room, kitchen / dining room, 2 bedrooms, shower room, ofch and separate shower
- * **BER Rating: C1**

Outside

Very well maintained rear garden mainly laid to lawn. Patio area. Barna Shed. Front garden which is fully cobble locked for 3 car spaces. Gated side entrance.

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Accommodation	Size M. Ft.	Description
Entrance Hallway	4.28m x 2m 14' x 6'6"	White UPVC entrance door with frosted double glazed side panels. Solid oak flooring. Alarm point. Telephone point. Dado rail. Understairs storage area.
Living Room	4.2m x 3.5m 13'8 x 11'5"	Feature cast iron fireplace with ornate Mahogany surround, marble hearth and gas coal effect fire inset. Solid oak flooring. T.V. point. Coving. Fitted t.v. corner unit with overhead and underneath presses.
Kitchen / Dining Room	6.35m x 2.65m 20'8" x 8'7"	Modern fitted kitchen with ample array of eye and floor level units. Electrolux electric oven. Four plate ceramic hob and extractor fan. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Pantry unit.
Family Room	4.3m x 3.62m 14'10" x 11'9"	Feature ornate cast iron fireplace with carved Mahogany surround. T.V. point. Timber flooring. Double glazed PVC French doors to rear garden.
Utility Room	4m x 1.65m 13'12" x 5'4"	Plumbed for washing machine. Plumbed for dryer. Gas boiler. Fully tiled floor. Work top space. Fitted unit. PVC door to rear garden.
Shower Room	1.7m x 1.85m 5'6" x 6"	Shower cubicle. W.C. and wash hand basin. Tiled floor. Extractor fan.
Upstairs		
Landing		Solid oak flooring. Access to attic via Stira staircase.
Bathroom	1.8m x 2.15m 5'9" x 7'	Bath with Triton T90 xr electric shower. W.C. and wash hand basin. Fully tiled walls and floor.
Bedroom 1	3.65m x 2.75m 11'10" x 9'	Range of fitted wardrobes. T.V. point. Solid oak flooring.