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## **Rockfield House, Bellefield Gardens, Ennis Road, Limerick**

**A** once in a lifetime opportunity arises to acquire this fabulous, modern, detached single-storey bungalow on C. 1/4 acre, ideally located just off the Ennis Road, adjacent to the Maternity Hospital and only a short stroll to Limerick City Centre and all its amenities.

**T**he property built 2004 has bright, airy and spacious accommodation comprising of entrance hallway, open plan L-shaped living room / dining room, kitchen, sun lounge, 4 double bedrooms all with ensuite showers. The property is accessed via electronic gates leading to a tarmacadamed sweeping driveway and is surrounded by maintenance free gardens.

**I**t is our opinion that this property will suit a variety of users to include a growing family, a trade-down or indeed some form of a business / office use - subject to the necessary planning permission.

### **Price Guide:**

**Region €400,000**

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PSRA Licence No.: 002371**

## Accommodation

Accommodation	Size	Description
Entrance Hallway	4.1m x 2.3m 13'5" x 7'5"	Hardwood entrance door. Tiled floor. Coving. Alarm point. Double glass panelled beech doors to...
Living Room	6.4m x 5.1m 21' x 16'7"	Open plan L-shaped living room / dining room. Feature marble fireplace with marble hearth and Stanley solid fuel stove inset. Solid oak flooring. Coving. T.V. point. Fitted T.V. cabinet and overhead presses. Double glass panelled beach doors leading to sun lounge.
Dining Area	4.2m x 3.3m 13'8" x 10'8"	Solid oak flooring. Coving. Double glass panelled beach doors leading to sun lounge.
Sun Lounge	6.15m x 2.88m 20'2" x 9'4"	Solid oak flooring. Door from sun lounge to rear garden.
Kitchen	3m x 3.6m 9'8" x 11'8"	Modern fitted shaker style kitchen with ample array of eye and floor level units. Integrated Zanussi dishwasher. Integrated Belling fridge/freezer. Extractor fan with carved surround. Franke stainless steel sink unit with mixer tap and marble work-top space. Fully tiled floor. Plumbed for washing machine. Door to rear garden.
Bedroom 1	4.25m x 3.35m 13'9" x 11'	Solid maple flooring. Coving. T.V. point.
Ensuite shower room	3.3m x 1.4m 10'8" x 4'6"	Shower cubicle with Triton T80Si electric shower. Sliding glass shower door. W.C.. Wash hand basin. Fully tiled walls and floor.
Bedroom 2	4.48m x 3.15m 14'7" x 10'3"	Solid maple flooring. Coving.
Ensuite shower room	1.75m x 2.4m 5'7" x 7'9"	Shower cubicle with Triton T90Si electric shower. Folding glass shower door. W.C.. Wash hand basin. Fully tiled walls and floor.

## Accommodation Continued

Accommodation	Size	Description
Bedroom 3	3.15m x 3.25m 10'3" x 10'7"	Solid maple flooring. Coving.
Ensuite shower room	2.05m x 1.95m 6'7" x 6'4"	Shower cubicle. Sliding glass shower door. W.C.. Wash hand basin. Extractor fan. Fully tiled walls and floor.
Bedroom 4	3.85m x 2.95m 12'6" x 9'7"	Solid maple flooring. Coving.
Ensuite Shower room	1.9m x 1.85m 6'2" x 6'1"	Shower cubicle with glass shower door. W.C.. Wash hand basin. Fully tiled walls and floor.

## Special Features

- \* Detached
- \* BER Rating = C3
- \* C. 0.25 acres
- \* Gas fired central heating
- \* Built 2004
- \* Four double bedrooms all with ensuite showers
- \* Electronic gates to tarmacadamed driveway
- \* Adjacent to the City Centre
- \* Extensive use of solid maple flooring throughout
- \* Solid beech doors throughout
- \* Single storey
- \* Excellent condition throughout
- \* Property suitable to a variety of uses, subject to necessary planning permission
- \* Solid fuel stove
- \* Sun lounge
- \* Maintenance free gardens
- \* Double-glazed woodgrain pvc windows



## Outside

Outside the property is accessed via electronic gates to a tarmacadamed sweeping driveway and front, side and rear gardens with maturing plants, shrubs and trees. Patio area. Steel-tech garden shed.



### **Viewing strictly by appointment**

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