

Accommodation	Size		Description
	M.	Ft.	
Landing			
Bedroom 1	4.5 m x 3.0 m	14'8" x 9'8"	Centre piece & coving. Range of fitted wardrobes. TV point. Tongue & grooved sanded & varnished floor.
En-suite			Shower cubicle with Triton electric shower. WC. Wash hand basin. Fully tiled walls & floor.
Bedroom 2	3.57 m x 4.0 m	11'7" x 13'1"	Tongue & grooved sanded & varnished floor.
Bedroom 3	4.4 m x 2.55 m	14'4" x 8'4"	Tongue & grooved sanded & varnished floor. Range of fitted wardrobes.
Bedroom 4	2.9 m x 2.5 m	9'5" x 8'2"	Tongue & grooved sanded & varnished floor. Range of fitted wardrobes.
Bedroom 5	2.5 m x 2.9 m	8'2" x 9'5"	Tongue & grooved sanded & varnished floor.
Bathroom	3.45 m x 2.5 m	11'3" x 8'2"	Bath with telephone shower attachment. WC. Wash hand basin. Fully tiled shower cubicle with Triton T802 electric shower. Part tiled walls. Recessed lighting. Velux window.

Outside

Fully walled rear garden mainly laid to lawn. Large patio area. Border areas fronted with railway sleepers planted with maturing trees, ivys, plants & flowers. Gated side entrance way to both sides. Sensor light.

Walled front garden with tarmacadamed driveway. Garden area laid with maturing plants & shrubs. Grass area has been replaced with an attractive broken shale cover.

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.



**60 Ballinvoher,
Fr. Russell Road,
Limerick.**

Price

Price on Application

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

We are delighted to offer for sale this fabulous five bedroom detached property in one of Raheens finest estates located off the Fr Russell Road and within close proximity to the Crescent Shopping Centre, the Mid Western Regional Hospital and all other necessary amenities.

The well laid out, spacious accommodation comprises of entrance hallway, guest WC, living room, dining room, kitchen, family room, utility room, five bedrooms (main ensuite) and bathroom.

Outside the property is further complimented by a private rear garden and a walled front garden with off street parking.

Special Features

- * Detached
- * c. 190 Sq. M.
- * Double glazed PVC windows
- * Gas fired central heating
- * Alarm
- * Five bedrooms
- * Excellent decorative condition
- * Three reception rooms
- * Ensuite
- * Utility Room
- * Cul de sac
- * Private rear garden



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	4.28 m x 2.1 m 14' x 6'9"		Hardwood entrance door with stained leaded & frosted glass inset. Coving. Alarm point. Tiled floor. Telephone point. Radiator cover.
Guest W.C.			WC Wash hand basin. Tiled floor. Extractor fan.
Living Room	5.9 m x 4.3 m 19'4" x 14'1"		Centre piece & coving. Feature cast iron open fireplace with marble hearth. Solid oak flooring. Large bay window. TV point. Double glass pannelled doors to
Dining Room	4.35 m x 3.25 m 14'3" x 10'7"		Centre piece. Picture rail. Solid oak flooring.
Kitchen	4.65 m x 6 m 15'3" x 19'7"		Modern fitted kitchen with ample array of eye & floor level units, display cabinets, wine rack, cutlery & pot drawers. Single drainer 1 1/2 bowl stainless steel sink unit with mixer tap & tiled splashback area. Zanussi electrical oven & four plate gas hob. Free standing extractor fan. Plumbed for dishwasher. Fully tiled floor. TV point. Recessed lighting. Double glazed sliding patio door to rear garden.
Utility Room	2.8 m x 1.95 m 9'2" x 6'4"		Plumbed for washing machine. Vented for dryer. Fitted presses & worktop counter. PVC door to side garden. Fully tiled floor.
Family Room	4.25 m x 2.52 m 13'9" x 8'3"		Solid oak flooring. TV point.