



FOR SALE BY PRIVATE TREATY

**'KILMURRY',
FORT MARY PARK,
NORTH CIRCULAR ROAD,
LIMERICK V94E82P**

PRICE: €395,000



DESCRIPTION

We are delighted to introduce this magnificent 4/5 bedroomed semi detached property located on the North Circular Road within close proximity to the City Centre, excellent primary and secondary schools to include JFK, Salesians, Villiers and Ard Scoil Rís, Jetland S.C., The Gaelic Grounds and Thomond Park.

The property presented in excellent decorative condition by its current owners offers the discerning purchaser a walk into property.

The extensive accommodation of 1,970 Sq. Ft. (c. 183 Sq. M.) comprises of entrance hallway, guest W.C., living room, family room, kitchen / dining room, utility room, conservatory, office / bedroom 5 on the ground floor. First floor has three bedrooms and bathroom and the attic which is converted comprises of attic room / bedroom 4 with ensuite.

Price to include carpets, curtains, blinds, light fittings, double oven, extractor fan and Whirlpool american fridge freezer.

Outside the property has beautifully landscaped and well stocked gardens. A viewing of this property is highly recommended.



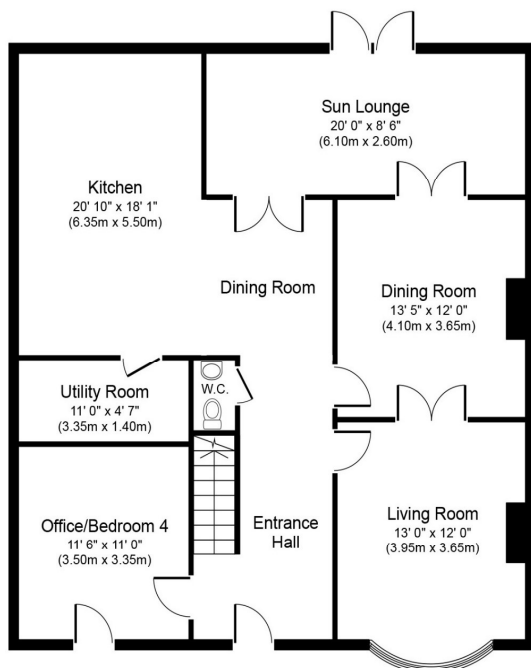


SPECIAL FEATURES

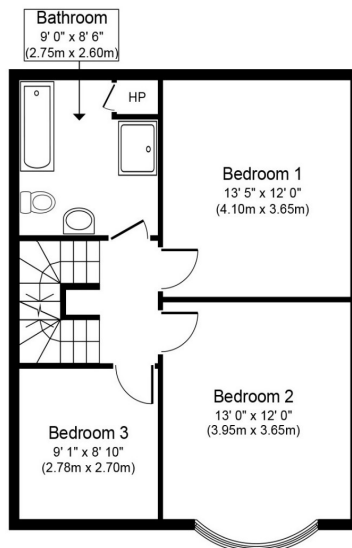
Semi detached
Oil fired central heating
Double glazed windows
C. 1,970 Sq. Ft. (c. 183 Sq. M.)
4/5 Bedrooms
4/5 Reception rooms
Excellent decorative condition
Recently upgraded
Landscaped gardens
Hand painted kitchen
Attic converted
Superb location
Close proximity to JFK, Salesians and Ard Scoil Rís.

ACCOMMODATION

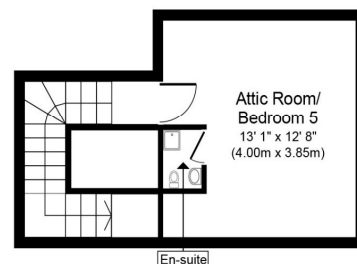
- **Entrance Hall** White PVC entrance door with frosted and stained leaded glass inset and side panel. Parquet floor. Coving. Telephone point. Dado rail. Understairs storage.
- **Guest W.C.** Toilet. Wash hand basin. Fully tiled walls and floor. Extractor fan.
- **Living Room** Feature cast iron open fireplace with marble hearth. Centre piece and coving. Solid oak flooring. Picture bay window. Dimmer switch. Double doors with glass panelled inset to...
- **Family Room** Feature cast iron fireplace with inset solid fuel stove and marble hearth. Centre piece and coving. Solid oak flooring. TV point. Dimmer switch. Double glazed french doors to ...
- **Conservatory** Tiled floor. Double glazed french doors leading to deck and rear garden.
- **Kitchen / Dining Room** Modern fitted hand painted kitchen with an extensive array of eye and floor level units, drawers, display cabinets, open shelving, fitted plate rack and fitted wine shelf. Whirlpool double oven. Whirlpool four plate ceramic hob. Extractor unit in decorative carved hood. Sink unit with mixer tap. Granite worktop space throughout. Free standing island unit with granite worktop space. 3 x pull out drawers and open shelving. Fully tiled floor. Velux window. Door to ...
- **Utility Room** Large utility area. Plumbed for washing machine. Vented for dryer. Plumbed for dishwasher. Tiled floor. Worktop space. Extensive shelving. Coat rack.
- **Office / Bedroom 5** Own door entrance from the front or hallway. Semi solid flooring. TV point.
- **Upstairs** Landing - Semi solid oak flooring and coving.
- **Bathroom** Jacuzzi bath. W.C. Wash hand basin. Free standing shower unit with sliding glass door. Fully tiled walls and floor. Extractor fan. Recessed lighting. 2 x heated towel rails. Hotpress with dual immersion.
- **Bedroom 1** Range of wall to wall fitted wardrobes. Vanity unit. Overhead presses. Semi solid oak flooring.
- **Bedroom 2** Range of fitted wardrobes. Semi solid oak flooring. Picture bay window.
- **Bedroom 3** Semi solid oak flooring. Fitted wardrobe. Open shelving.
- **Attic Room / Bedroom 4** 2 x Velux windows.
- **Ensuite / Shower Room** Shower. W.C. Wash hand basin. Tiled shower cubicle. Tiled floor.
- **Outside** Fully enclosed landscaped mature garden with an abundance of plants, trees, shrubs. A feature of the rear garden is an extensive raised deck area and also a patio area to the rear. Outside tap. Outside lights. Front accessed by double wrought iron expandable gates. The entire front is maintenance free with sandstone cobble locking and fully walled. Front sensor lights.



Ground Floor
Approximate Floor Area
1,152 sq. ft.
(107.0 sq. m.)



First Floor
Approximate Floor Area
570 sq. ft.
(53.0 sq. m.)



Second Floor
Approximate Floor Area
248 sq. ft.
(23.0 sq. m.)

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

€395,000

DIRECTIONS

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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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