

Upstairs		
Accommodation	Size M. Ft.	Description
Landing		Hotpress. Access to attic via stira staircase.
Shower Room	1.6m x 1.8m 5'2" x 5'9"	Fully tiled shower cubicle. Wash hand basin in vanity unit. W.C. Fully tiled walls and floor. Extractor fan.
Bedroom 1	3.35m x 3.1m 10'10" x 10'2"	
Bedroom 2	3.2m x 2.3m 10'5" x 7'5"	Range of fitted wardrobes and overhead presses
Bedroom 3	1.25m x 2.85m 4'1" x 9'3"	

### Outside

Fully walled front garden with opening to cobble locked driveway. Fully walled rear garden with garden shed built of block construction (2.8m x 1.7m). Timber garden shed (3.6m x 3m) which has a pitched felt roof. Gated side entrance way. Outside tap and light.



## "The Home of High Standards"

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.



**3 Colbert Park,  
Janesboro,  
Limerick.**

### Price

Region €120,000

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)  
PSRA Licence No.: 002371

New to the market comes this recently upgraded 3 bedroom semi-detached residence in a well established neighbourhood within close proximity to the city centre and all its amenities.

Spacious accommodation comprises of entrance porch, entrance hall-way, family room, living room, kitchen / dining room, 3 bedrooms and shower room.

Outside the property is further complimented by fully walled front and rear gardens with off street parking to the front and a large garden shed to the rear.

Viewing is highly recommended.

### Special Features

- \* Semi detached
- \* Double glazed aluminium windows
- \* Gas fired central heating
- \* Kitchen extension with new units
- \* Off street parking
- \* Close proximity to the city centre
- \* Established neighbourhood
- \* Large garden shed
- \* Cul de sac
- \* Newly fitted shower room, internal doors and front & rear doors.
- \* BER Rating: F



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch	1.95m x 0.9m 6'4" x 2'9"	Bronze aluminium sliding porch door. Tiled floor.
Entrance Hallway	2.35m x 1.8m 7'7" x 5'9"	Woodgrain PVC door with double glazed frosted and leaded inset. Solid timber flooring.
Family Room	3.35m x 2.25m 10'10" x 7'4"	Coving. Hardwood flooring.
Living	5.25m x 4m 17'2" x 13'12"	Featured tiled fireplace with gas coal effect fire inset. Solid timber flooring. Fitted t.v. stand. Double pine doors with glass insets leading to ....
Kitchen / Dining Room	4.9m x 2.5m 16' x 8'2"	Newly fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Tiled floors.

