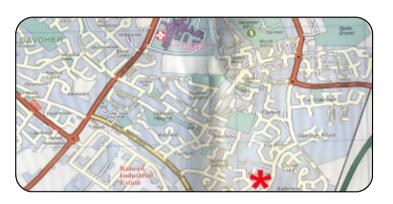
## Outside

Walled front garden mainly laid to lawn with plants and shrubs. Tarmacadamed driveway with off street parking. Gated side entrance way. Private rear garden mainly laid to lawn with decking area. Barna shed.

## PROPERTY PARTNERS de Courcy O'Dwyer

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9 Bellview, Churchill Meadows, Raheen, Limerick.

O.S. LicenceAU0038307

Viewing strictly by appointment

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Region €199,950

Barrack House, O' Connell Avenue, Limerick. Tel 061 410410 Fax 061 444443s Email decourcyodwyer@propertypartners.ie We are delighted to offer for sale this superbly presented spacious four bedroom semi detached family home. This established neighbourhood is located close to a host of amenities to include schools, the Crescent SC & excellent road infrastructure.

Accommodation comprises of entrance hallway, living room, kitchen/dining room, utility, guest W.C. family room, four bedrooms (main ensuite) and bathroom.

Outside you will find a private rear garden and a well appointed front garden with off street parking.

\* Primary Schools: St Pauls, Gaelscoil An

Raithin and St Gabriels

Comprehensive

\* Secondary Schools: Crescent

Centre Playdays Playschool \* Hotels: South Court Hotel

\*Shopping Centres: Crescent SC

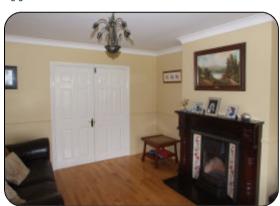
\*Restaurants: Penz, King Palace,

Scrummy's, Zweton, Fusion

\*Creches: Little Treasure, Racefield

## Special Features

- \* Semi detached
- \* Double glazed PVC windows
- \* Gas fire central heating
- \* Four bedrooms
- \* Ensuite
- \* Private rear garden
- \* Utility
- \* Cul de sac
- \* Overlooking green area



Accommodation	Size	Description
	M/Ft.	Decemption
Entrance Hallway		Hardwood entrance door. Timber flooring. Dado rail. Coving. Alarm point.
Living Room	4.2 m x 3.8 m 13'8" x 12'5"	Feature fireplace with mahogar surround, tiled inset & marble hearth. TV point. Centre piece coving. Dado rail. Double doors to
Kitchen/Dining Room	5.7 m x 3.33 m 18'7" x 10'9"	Modern fitted kitchen with amp array of eye & floor level units, display cabinet & drawers. Siny drainer stainless steel sink unit with mixer tap. Tiled splashbac area. Electric oven & hob. Extractor fan. Tiled floor. Dadc rail. Double doors to rear.
Utility Room	3.35 m x 2.56 m 11' x 8'4"	Eye & floor level units. Worktop space. Sink unit. Tiled floor. Door to rear.
Family Room/Bedroom 5	4.8 m x 2.6 m 15'8" x 8'5"	Large bay window. Pine floor- ing.
Landing		Hot press with dual immersion. Stira staircase to floored attic.
Bedroom 1	3.6 m x 3.2 m 11'8" x 10'5"	Fitted wardrobes. Bay window.
Ensuite	2.46 m x 1.0 m 8'1" x 3'3"	Fully tiled shower cubicle with electric shower. W.C. Wash hand basin. Tiled walls & floor.
Bedroom 2	3.6 m x 2.9 m 11'8" x 9'5"	Fitted wardrobes. Timber flooring.
Bedroom 3	2.4 m x 2.3 m 7'9" x 7'5"	
Bedroom 4	2.4 m x 2.3 m 7'8" x 7'7"	Fitted wardrobe.
Bathroom	2.18 m x 1.75 m 7'2" x 5'7"	Fully tiled bathroom suite. WC Wash hand basin.