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**Riversdale,
North Circular Road,
Limerick.**

Property Partners are delighted to offer for sale this magnificent refurbished family home in this superb residential location on the North Circular Road adjacent to a number of excellent primary and secondary schools, near Limerick Lawn Tennis Club and Thomond Park and within just a few minutes from the city centre.

The property which extends to c. 200 Sq. M. (c.2,150 Sq. Ft.) offers spacious bright and modern accommodation to include entrance hallway, living room, family room, office/playroom, kitchen/dining room, utility room, guest WC, three bedrooms (main ensuite), bathroom and large attic room.

Outside the property is further enhanced with a large West facing rear garden with raised balcony patio, large side entrance with car access and a fully walled front cobblelocked garden with room for 4/5 cars.

Viewing is highly recommended.

Price

Region €445,000

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

Accommodation

| Accommodation | Size | Description |
|---------------------|---------------------------------|---|
| Entrance Hallway | 4.66 m x 1.82 m 15'3" x 5'9" | Hardwood entrance door. Solid beech floor. |
| Living Room | 4.2 m x 4.25 m 13'8" x 13'9" | Feature cast iron fireplace with tiled inset, marble hearth, mahogany surround & gas coal effect fire. Solid beech flooring. Bay window. Picture rail. TV point. Double sliding doors leading to... |
| Family Room | 6.35 m x 4.2 m 20'8" x 13'8" | Feature cast iron open fireplace with marble hearth. Solid beech flooring. Picture rail. TV point. Double glazed PVC door leading to paved balcony. |
| Kitchen/Dining Room | 5.5 m x 5.15 m 18' x 16'9" | Extended modern fitted kitchen with array of eye & floor level units. 1 1/2 bowl stainless steel sink unit with mixer tap. Marble worktop space. Integrated dishwasher. Integrated fridge. Fully tiled floor. Recessed lighting. Double glazed French door to raised balcony. 3 x velux windows. Door to... |
| Utility Room | 1.95 m x 2.0 m 6'4" x 6'6" | Eye level units. Plumbed for washing machine & dryer. Tiled floor. |
| Guest WC | 1.95 m x 0.85 m 6'4" x 2'8" | WC Wash hand basin. Fully tiled walls & floor. |
| Office/Play Room | 3.28 m x 3.3 m 10'8" x 10'8" | Solid beech floor. Telephone point. |



Accommodation

| Accommodation | Size | Description |
|------------------|---------------------------------|---|
| Landing | | Extra large landing. Hot press with dual immersion. Stairs to attic room. |
| Bedroom 1 | 4.95 m x 3.3 m 16'2" x 10'8" | Solid beech floor. Dimmer switch. |
| Walk in Wardrobe | 1.95 m x 1.6 m 6'4" x 5'2" | Open shelving. Solid beech floor. |
| Ensuite | 1.95 m x 1.6 m 6'4" x 5'2" | Shower cubicle with Mira Elite 2 electric shower. WC Wash hand basin. Fully tiled walls & floor. |
| Bedroom 2 | 3.78 m x 3.4 m 12'4" x 11'2" | Fitted wardrobes. Solid beech floor. |
| Bedroom 3 | 4.2 m x 3.5 m 13'8" x 11'5" | Fitted wardrobes. Tongue & groove sanded & varnished floor. |
| Attic Room | 4.9 m x 4.25 m 16'1" x 13'9" | Pine walls & ceiling. Two velux windows. Recessed lighting. |
| Bathroom | 1.88 m x 1.88 m 6'2" x 6'2" | Bath with Mira Elite 2 electric shower. Glass shower door. WC Wash hand basin. Fully tiled walls & floor. |

Special Features

- * Semi detached
- * Gas fired central heating
- * Double glazed windows
- * Recently extended & refurbished
- * c. 200 Sq. M. (c.2,150 Sq. Ft.)
- * West facing rear garden
- * Three reception rooms
- * Modern fitted kitchen
- * Attic conversion
- * Uninterrupted views of the surrounding countryside from the rear
- * Prime North Circular Road location
- * Extensive use of solid beech flooring
- * Vehicular access to side of property
- * BER: C3



Outside

Walled west facing private rear garden offering panoramic views of the surrounding countryside. Raised paved patio area with steps leading to the lower garden which is mainly laid to lawn with border areas fronted with railway sleepers. Garden shed of block construction with pitched and tiled roof. There is a gated driveway to the side of the property. Outside tap and lights.

To the front there is a fully walled garden with double steel gates to a fully cobblelocked driveway for up to a number of cars. Border areas planted with maturing plants and shrubs.



Viewing strictly by appointment

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