

Outside

Off-street parking to the front. A good sized rear garden which has been well planted. Large patio area.



“The Home of High Standards”

Viewing strictly by appointment

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708 Elm Green Close,
Elm Park, Castletroy,
Co. Limerick.

Price Guide:

Region €180,000

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

We are delighted to offer for sale this well presented, 3 bedroomed semi detached property with garage, located in a quiet cul-de-sac within Elm Park. The subject property is located opposite the University of Limerick and close to all services & amenities.

Internally the property is in good condition throughout. Whilst externally there is off-street parking to the front with a good-sized rear garden, which has been well planted. Large patio area.

SPECIAL FEATURES

- * Semi detached
- * Gas fired central heating
- * Double glazed PVC windows
- * 3 bedrooms
- * Very close proximity to the University of Limerick
- * Garage area
- * Ideal investment property
- * Floor area approx. 96.2 sq.m. to include Garage.
- * The entire property benefits from external insulation, which has been completed to a high standard.
- * BER - C3



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hall		
Living Room	5.1 x 3.3m 16'7" x 10'8"	Fireplace. Timber flooring.
Kitchen / Dining area	6.8m x 3.7m 22'3" x 12'1"	Built- in solid wood wall and floor units. Tiled splashback. Tiled floor. Door to back garden.
Garage	4.8m x 2.39m 15'7" x 7'8"	
UPSTAIRS		
Bathroom		Bath. Electric shower. W.C. and wash hand basin. Fully tiled
Bedroom 1	3m x 3.6m 9'8" x 11'8"	
Bedroom 2	4.35m x 3m 14'3" x 9'8"	
Bedroom 3	2.1m x 2.9m 3'3" x 9'5"	