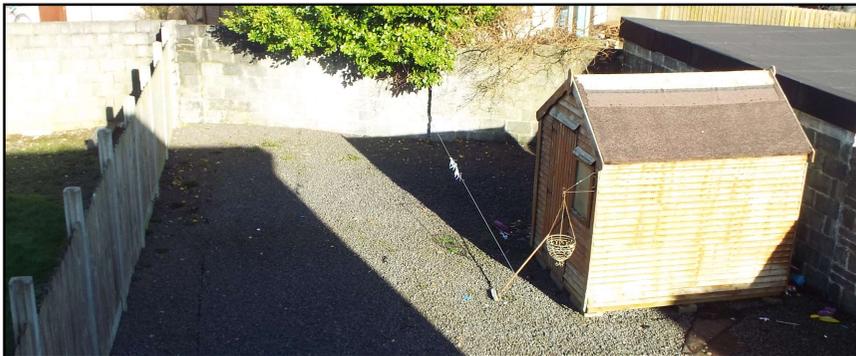
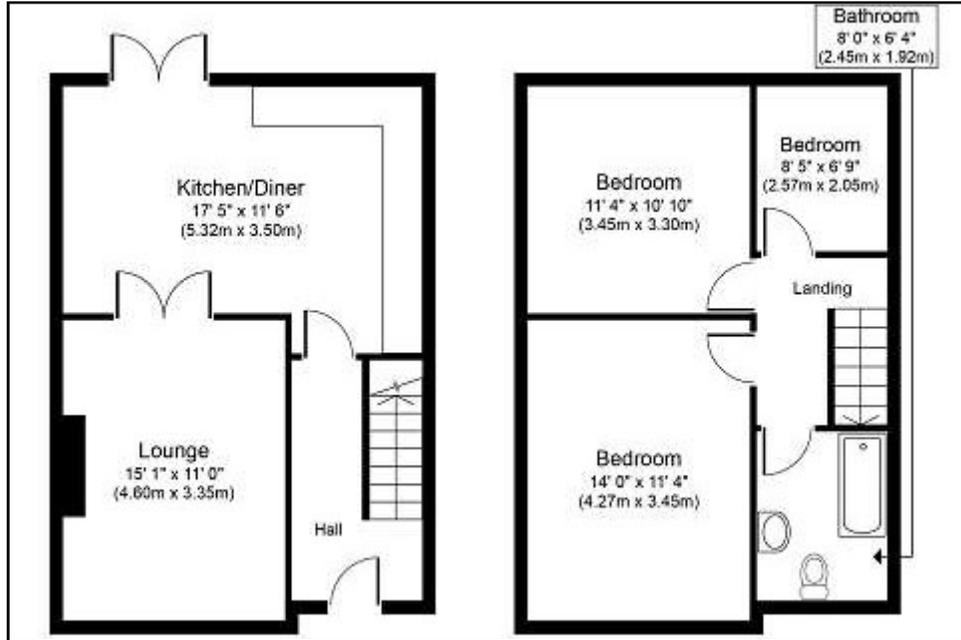


Outside

Outside there is a front garden part lawned with off street parking. Garage space to the side suitable for extension subject to the necessary planning permission and a large rear garden with a raised timber deck.



PRSA Licence 002371

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.



**27 Aherlow Close
Old Cratloe Road
Limerick**

Price

Region €130,000

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

A great opportunity arises to acquire this 3 bedroom end of terrace property which is located in a cul de sac development just off the Old Cratloe Road and within close proximity to Limerick Institute of Technology, Thomond Park and just a short drive from Limerick City.

This property would ideally suit a first time buyer or investor and the accommodation comprises of entrance hallway, living room, kitchen/dining room, three bedrooms and bathroom.

Outside the property has a large garage space to the side suitable for extension subject to the necessary planning permission, a front garden with off street parking and a large enclosed rear garden.

Special Features

- * End of terrace
- * Double glazed windows
- * Alarm
- * Garage space to the side
- * Large rear garden
- * Off street car parking
- * Adjacent to LIT
- * Gas fired central heating
- * c. 82 Sq. M. (c.882 Sq. Ft.)



Accommodation

Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	3.95m 12'9"	1.92m 6'2"	Aluminium entrance door. Tiled floor. Telephone point. Understairs storage. Alarm point.
Living Room	3.35m 10'9"	4.6m 15'0"	Open fireplace with a marble hearth and timber surround. Timber flooring. TV point. Double doors to....
Kitchen/Dining Room	3.5m 11'4"	5.32m 17'4"	Array of eye and floor level units. 1&1/2 bowl stainless steel sink unit with mixer tap. Tiled floor in the kitchen. Timber floor in the dining area. Double glazed sliding patio door to the rear garden.

Upstairs

Landing			Hotpress with dual immersion
Bedroom 1	3.45m 11'3"	4.27m 14'	Timber floor. Range of fitted wardrobes.
Bedroom 2	3.45m 11'3"	3.3m 10'8"	Timber floor. Range of fitted wardrobes.
Bedroom 3	2.05m 6'7"	2.57m 8'4"	Timber flooring.
Bathroom	2.45m 8'0"	1.92m 6'2"	Bath with Mira Elite electric shower. W.C. Wash hand basin. Fully tiled walls and floor.