

Accommodation	Size M. Ft.	Description
Landing		Hotpress with dual emersion.
Bathroom	2.73 m x 1.7 m 8'9" x 5'6"	Bath with shower attachment & tiled surround. WC. Wash hand basin. Fully tiled floor. Fully tiled floor.
Bedroom 1	3.88 m x 3.67 m 12'7" x 12'0"	Range of fitted wardrobes with underneath drawers.
En-suite	2.1 m x 1.92 m 6'9"x 6'3"	Fully tiled shower cubicle with Triton T80SI electric shower, WC. Wawsh hand basin. Fully tiled floor.
Bedroom 2	3.77 m x 3.66 m 12'4" x 12'0"	Range of fitted wardrobes with underneath drawers.
Bedroom 3	4.76 m x 2.74 m 15'6" x 8'9"	Fitted wardrobes.
Bedroom 4	2.73 m x 2.09 m 8'9" x 6'9"	Fitted wardrobes.

Outside

Front garden part lawned. Tarmacadamed driveway for two cars. Gated side entrance way. Walled & fenced South facing rear garden. Large Barna shed.

Viewing strictly by appointment

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**42 Springfields
Dooradoyle
Limerick.**

Price

Region €195,000

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

A great opportunity arises to acquire this substantial and keenly priced four bedroom semi detached family home in this popular modern estate of Springfields which is located in a highly desirable location adjacent to many amenities including the Crescent Shopping Centre, schools, creche, public transport and good infrastructure.

The bright, airy and spacious accommodation comprises entrance hallway, living room, kitchen/dining room, utility room, guest WC, family room, four bedrooms (main en-suite) and bathroom.

Outside the property is further complimented by a very good sized rear garden, a gated side entrance way and a front garden with off street parking.

Viewing is highly recommended.

Special Features

- * Semi-detached
- * Four bedrooms
- * En-suite
- * Double glazed PVC windows
- * Gas fire central heating
- * Two reception rooms
- * Off street parking
- * Green area to the front
- * South facing rear garden



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.34 m x 1.94 m 14'2" x 6'4"	PVC entrance door.Telephone point.
Living Room	4.95 m x 3.86 m 16'2" x 12'7"	Feature fireplace with marble inset, gas coal effect fire & marble hearth. TV point. Bay window. Timber flooring. Double glass panelled doors to.....
Kitchen/Dining Room	8.9 m x 3.86 m 29'2" x 10'05"	Modern fitted walnut shaker style kitchen with ample array of eye & floor level units, four cutlery drawers, single drainer stainless steel sink unit with mixer tap & tiled splashback area. Zanussi built in oven & four plate gas hob. Extractor fan. Tiled floor in kitchen area. Timber floor in dining area.
Utility Room	2.74 m x 1.61 m 8'9" x 5'3"	Tiled floor. Plumbed for washing machine. Vented for dryer. Gas boiler. Door to side & rear garden.
Guest WC		WC. Wash hand basin.
Family Room		Timber flooring.

