

| Upstairs      |                                |   |
|---------------|--------------------------------|---|
| Accommodation | Size                           | Description   |
| Landing       |                                | Hot press with dual immersion.  |
| Bedroom 1     | 3.58m x 3.44m<br>11'7" x 11'3" | Built in wardrobes with over-head presses. Sink unit.   |
| Bedroom 2     | 3.82m x 2.68m<br>12'5" x 8'8"  | Built in wardrobes with over-head presses.  |
| Bedroom 3     | 2.75m x 2.57m<br>9' x 8'4"     | Built in wardrobe.  |
| Bathroom      | 2.33m x 1.98m<br>7'6" x 6'5"   | Bath with Mira Elite electric shower. Glass shower door. W.C. Wash hand basin. Tiled floor & bath surround. |



**64 Stoneyhurst,  
Dooradoyle,  
Limerick.**

**Viewing strictly by appointment**

O.S. LicenceAU0038305

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|   |
|---|
| <b>Price</b>  |
| Region €110,000   |
| Barrack House, O'Connell Avenue, Limerick.<br>Tel 061 410410 Email <a href="mailto:decourcyodwyer@propertypartners.ie">decourcyodwyer@propertypartners.ie</a> |

We are delighted to offer this fine three bedroom semi detached residence which is located at the end of a cul de sac and is situated close to the Crescent Shopping Centre, Limerick County Council offices, schools and shops.

Accommodation comprises entrance porch, entrance, hallway, living room, dining room, kitchen/breakfast room, three bedrooms and bathroom.

Outside is further complimented by front and rear gardens, a garage space to the side and off street parking to the front. Services include gas central heating and alarm.

### Special Features

- \* Semi detached
- \* Full brick facade
- \* End of cul de sac
- \* Garage space to side
- \* Gas central heating
- \* Beech solid floors downstairs
- \* T.V. & Telephone points
- \* Alarm
- \* Mature front & rear gardens
- \* Two reception rooms
- \* Three bedrooms
- \* 89.8 Sq. M. (967 Sq. Ft.)
- \* Alarm

### Outside

Rear garden mainly laid to lawn with patio area and mature shrubs and plants. Front garden mainly laid to lawn with tarmacadamed driveway for two cars. Garage space to side.



| Downstairs             |                               |     |  |
|------------------------|-------------------------------|-----|--|
| Accommodation          | Size                          |     | Description  |
|                        | M.                            | Ft. |  |
| Entrance Porch         |                               |     | Aluminium sliding porch door. Tiled floor. Porch light.  |
| Entrance Hallway       | 4.31m x 1.78m<br>14'1" x 5'8" |     | Hardwood glass panelled entrance door. Alarm point. Telephone point. Hardwood beech flooring.  |
| Living Room            | 4.7mx 3.62m<br>15'4" x 11'9"  |     | Brick fireplace with open fire. Coving. Hardwood beech flooring. T.V. point. Double glass panelled doors to...   |
| Dining Room            | 3.26m x 2.72m<br>10'7" x 8'9" |     | Hardwood beech flooring. Coving. Glass panelled door to...   |
| Kitchen/Breakfast Room | 3.67 m x 2.68m<br>12' x 8'8"  |     | Ample array of eye & floor level units & four drawers.. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area & over counter area. Plumbed for washing machine. Fully tiled floor. Door to understiars storage area with shelving. Double glazed aluminium door to rear garden. |

