

Upstairs (1st Floor)			
Accommodation	Size		Description
	M.	Ft.	
Bathroom	2.75m x 2m		Bath. W.C. and wash hand basin. Tiled floor. Seperate shower unit.
Bedroom 1	3.76m x 3.8m		Timber floor throughout. Walk in wardrobe with built-in shelving.
Ensuite			W.C. W.H.B. Electric Shower. Tiled floor area with splash back.
Bedroom 2	3.6m x 4.5m		Timber floor throughout.
Bedroom 3	2.2m x 3m		Timber floor throughout.
Upstairs (2nd Floor)			
Master Bedroom	6.29m x 4.18m		Timber Floor throughout. Built in double full height wardrobe. Large storage space.
Ensuite			Tiled floor. W.C. W.H.B. Electric shower.
Outside			
Tarmac driveway for two cars with side gate to mature and private rear garden comprising of a decking and gravel area with raised flower beds. Garden shed.			

“The Home of High Standards”

PRSA Licence 002371

Viewing strictly by appointment

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**81 Caislean na hAbhainn
Castletroy
Limerick.**

Price

Guide €230,000

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

A well presented 4 bedroom semi detached residence is on offer in this enclave of modern houses located just off the Groody Link Road in Castletroy and within close proximity to local services and amenities.

The bright spacious and well laid out accommodation over 3 floors comprises of entrance hallway, living room, kitchen / breakfast room, utility, guest W.C., 4 bedrooms, 2 ensuite and bathroom.

Outside the property is further complimented with off street car parking for two cars and side access to a well laid out rear garden with decking and gravel area along with raised flower beds. The garden also benefits from a timber garden shed.

Special Features

- * Semi detached.
- * Gas fired central heating.
- * Double glazed windows.
- * 4 Bedrooms (3 doubles).
- * BER Rating - TBC.
- * Gross internal area 146 m (1,571 sq. ft.).
- * Cul de sac setting.
- * Ideal family home.
- * Central location.



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway		Hardwood entrance door. Timber oak flooring. Understairs storage area.
Guest w.c.		W.C. and wash hand basin with tiled splash back. Tiled floor.
Living Room	3.77m x 5.3m	Feature timber surround fireplace with marble inset. Timber oak flooring. T.V. point.
Kitchen / Breakfast Room	6m x 3.9m	Modern fitted kitchen with ample array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink with mixer tap. Electric oven with four plate hob and extractor fan. Fully tiled floor. Double glazed PVC french doors leading to rear garden.
Utility Room		Plumbed for washing machine and dryer. Eye level press. Tiled floor. Door to outside.

