

PROPERTY PARTNERS | DE COURCY O'DWYER

**FOR SALE**

**Mount Carmel,  
St. Nessian's Road  
Dooradoyle,  
Limerick.**



**R**arely does an opportunity arise to purchase a detached dormer bungalow so centrally located adjacent to University Hospital Limerick, the Crescent Shopping Centre, Raheen Industrial Estate, numerous primary and secondary schools and only just a short drive from Limerick City Centre.

**T**his double fronted bay windowed 1940's property sits on a private site offering superb privacy to the back and approached via a long driveway.

**T**he property comprises of entrance hallway, shower room, living room, sitting room, dining room, kitchen/breakfast room, conservatory, four bedrooms and bathroom. The property is further complimented with mature large gardens.

**T**his property in our opinion would provide an excellent family home or indeed with its location commercial use subject to the necessary planning permission.

**Price**

**Guide: €350,000**

**Barrack House, O'Connell Avenue, Limerick  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)**

## Accommodation

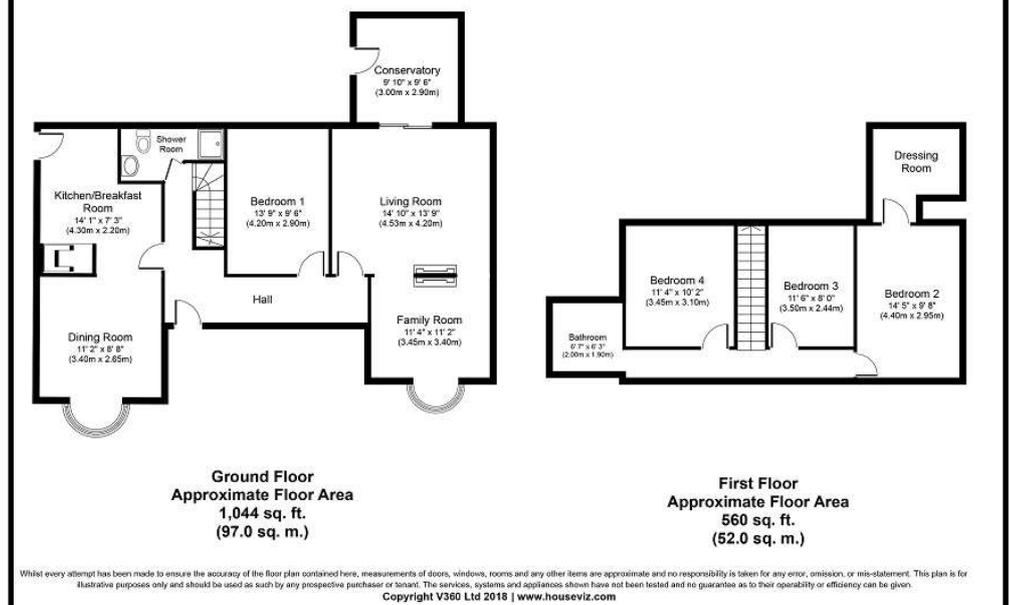
Accommodation	Size	Description
Entrance Hallway		White aluminium entrance door with frosted leaded and stained glass insets. Porcelain tiled floor.
Guest W.C. / Shower Room	1.8m x 1.5m 5'9" x 4'9"	W.C. Wash hand basin. Shower cubicle with Mira Elite electric shower. Fully tiled walls and floor.
Living Room	4.53m x 4.2m 14'8" x 13'7"	Solid oak flooring. Bay window. Coving. Open fireplace with marble hearth.
Sitting Room	3.4m x 3.45m 11'1" x 11'3"	Solid oak flooring. Coving. Solid fuel stove with marble hearth. Double glazed sliding patio door to conservatory. Polished pine floor. Double glazed french windows to rear garden.
Dining Room	3.4m x 2.65m 11'1" x 8'6"	Tiled floor. Bay window. Coving. Solid fuel stove.
Kitchen / Breakfast Room	2.2m x 4.3m 7'2" x 14'10"	Array of eye and floor level hand painted presses and drawers. Five plate power point gas hob. Belling free standing extractor fan. 1 and 1/2 bowl Belfast sink with mixer tap. Plumbed for dishwasher. Belling double oven. Tiled floor. White aluminium door to rear garden with frosted glass inset.
Bedroom 1	2.9m x 4.25m 9'5" x 13'9"	
Conservatory	2.9m x 3m 9'5" x 9'8"	

## Upstairs

Bedroom 2	2.95m x 4.4m 9'6" x 14'4"	Timber flooring. Walk in wardrobe.
Bedroom 3	2.44m x 3.5m 8'0" x 11'4"	Fitted wardrobe.
Bedroom 4	3.1m x 3.45m 10'1" x 11'3"	
Bathroom	2m x 1.9m 6'5" x 6'2"	

## Special Features

Detached  
 Oil fired central heating  
 Double glazed PVC windows  
 Detached garage  
 Four reception rooms  
 Four bedrooms  
 Large private south facing rear garden  
 Cul de sac



### Viewing strictly by appointment

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