

PROPERTY PARTNERS | **DE COURCY O'DWYER**

FOR SALE

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



Rarely 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.

This double fronted bay windowed 1940's property sits on a private site offering superb privacy to the back and approached via a long driveway.

The 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.

This 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**

Accommodation

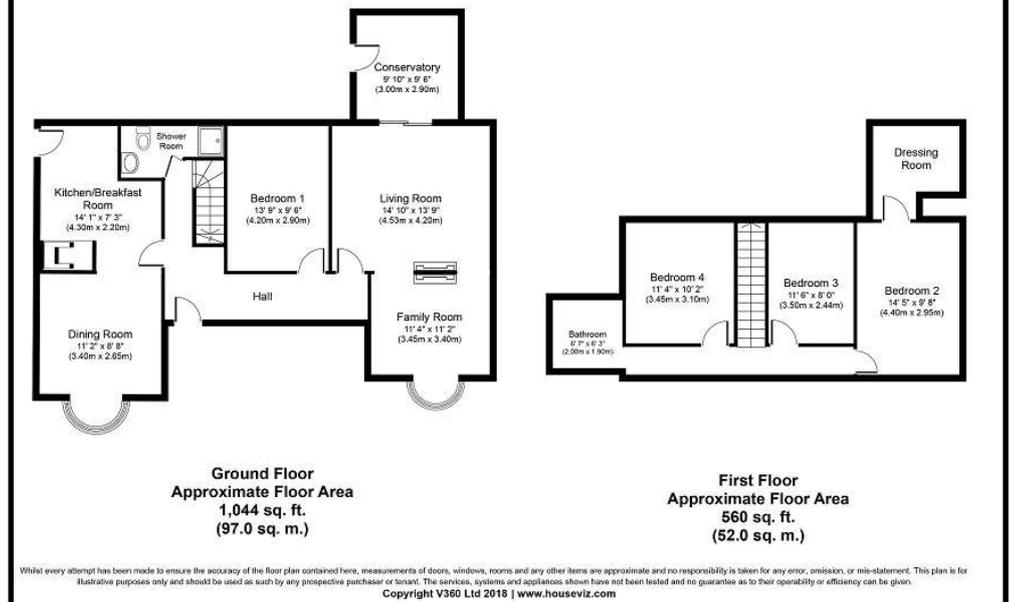
Accommodation	Size	Description
Entrance Hallway		White aluminium entrance door with frosted leaded and stained glass insets. Porcelain tiled floor.
Guest W.C. / Shower Room	1.8m x 1.5m 5'9" x 4'9"	W.C. Wash hand basin. Shower cubicle with Mira Elite electric shower. Fully tiled walls and floor.
Living 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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