



**FOR SALE BY PRIVATE TREATY**

**4 BROOK ROAD,  
RHEBOGUE,  
LIMERICK V94CDC6**

**PRICE: €250,000**

**BER C3**







## DESCRIPTION

A rare opportunity arises to acquire this exceptionally large 5 bedroomed semi detached residence located within a short distance of the city centre and all its amenities.

This extended property comprises of entrance hall, living room, kitchen dining room, extension with double bedroom and ensuite, four further bedrooms one ensuite and main bathroom. The extended annex to this property currently used as a fifth ensuite bedroom could adapt to a variety of uses such as home office, granny flat etc.

A viewing is highly recommended.





## SPECIAL FEATURES

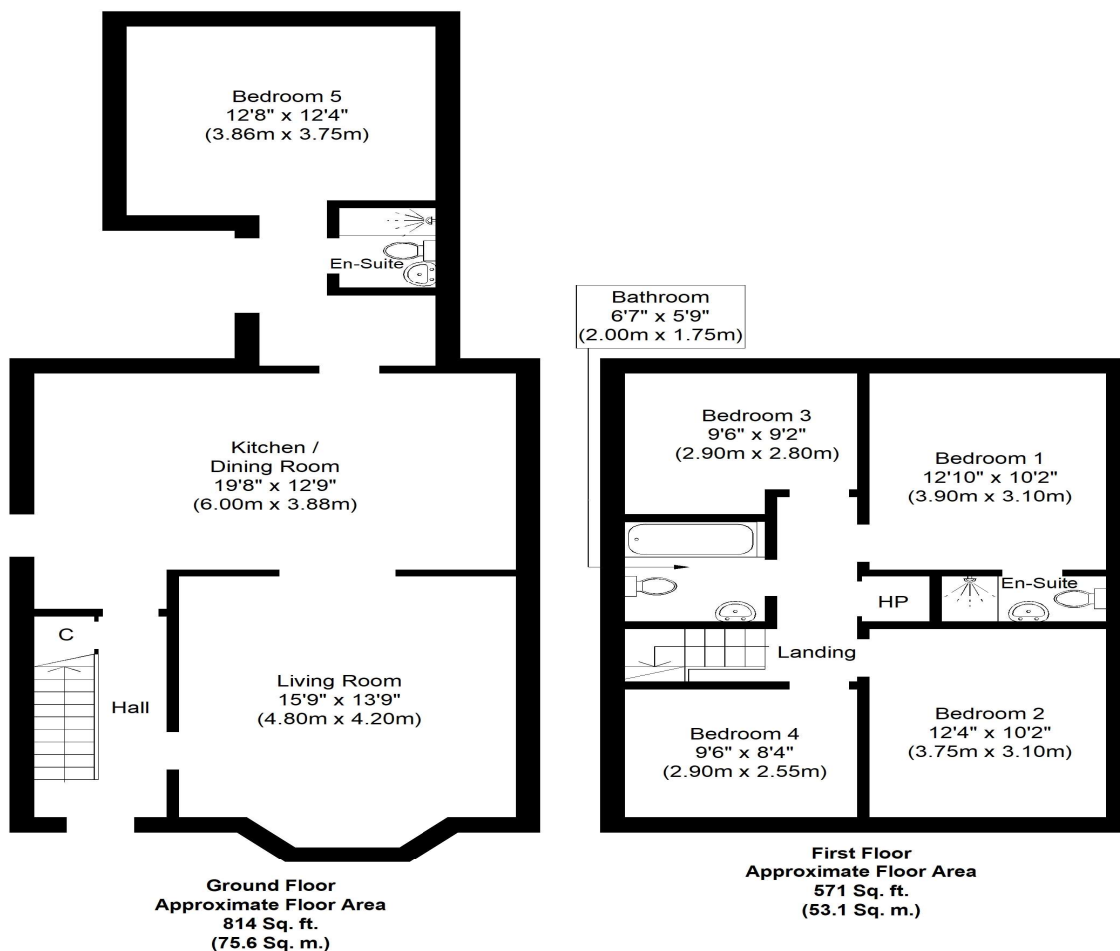
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- Semi detached
- Gas fired central heating
- Double glazed windows
- Five double bedrooms
- Cul de sac
- Excellent decorative condition
- Two ensuites
- Annex to rear comprising ensuite bedroom

## ACCOMMODATION

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- **Entrance Hallway** White aluminium entrance door. Wooden floor. Telephone point. Understairs storage. Radiator cover.
- **Living Room** Timber flooring. Ornate cast iron fireplace with marble hearth. Bay window. TV point. Recessed lighting. Fitted TV cabinet. Double doors to
- **Kitchen / Dining Room** Modern fitted hand painted kitchen with an array of eye and floor level presses. Four cutlery drawers. Two pot drawers. Single drainer stainless steel sink unit with mixer tap. Beco oven. Four plate ceramic hob. Extractor fan. Integrated fridge freezer. Plumbed for washing machine. Recessed lighting. Porcelain tiled floor.
- **Annex / Bedroom 5** Vaulted ceiling with three velux windows. Recessed lighting. TV Point.
- **Ensuite shower room** Shower cubicle with Triton T80 Z electric shower. Sliding glass shower door. W.C. Wash hand basin. Fully tiled walls and floor. Recessed lights. Double glazed sliding patio door to rear garden.
- **Upstairs** Landing with hotpress with dual immersion. Access to attic via stira staircase.
- **Bathroom** Bath. W.C. Wash hand basin. Recessed lighting. Fully tiled walls and floor.
- **Bedroom 1** Range of fitted wardrobes. TV point.
- **Ensuite shower room** Shower cubicle with Mira Elite QT electric shower. W.C. Wash hand basin. Fully tiled walls and floor. Extractor fan.
- **Bedroom 2** Fitted wardrobes.
- **Bedroom 3** Range of fitted wardrobes and overhead presses.
- **Bedroom 4** Pine floor. Fitted wardrobes.
- **Outside** Rear garden with patio area. Gated side entrance. Front garden part lawned and tarmacademed driveway for two cars. Outside light and tap to the rear.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PRICE

€250,000

## DIRECTIONS

Google map  
V94CDC6

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.