



**FOR SALE BY PRIVATE TREATY**

**82 LANDSDOWNE PARK,  
ENNIS ROAD,  
LIMERICK V94FC7K**

**PRICE: €320,000**



## DESCRIPTION

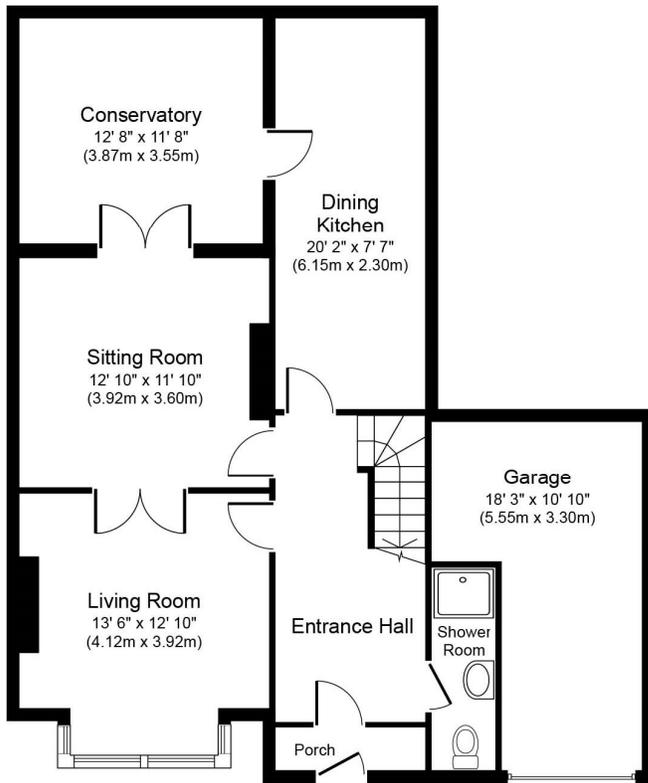
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We are pleased to present for sale this fine three bedroomed semi detached family home located in this highly desirable neighbourhood just off the Ennis Road and close to a host of amenities to include Limerick Lawn Tennis Club, Jetland Shopping Centre, Gaelic Grounds, LIT, Thomond Park and within a 10 minute walk of the City Centre.

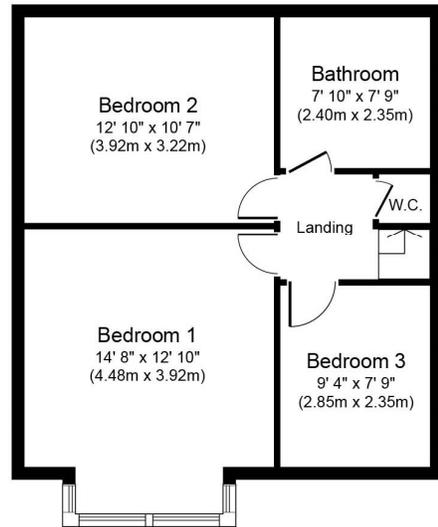
This property comprises of entrance porch, entrance hallway, living room, sitting room, conservatory, kitchen/dining room, guest W.C./shower room, three bedrooms and bathroom. The property further benefits from a garage to the side which offers the discerning purchaser an opportunity to build a single or two storey extension subject to the necessary planning permission. The property also benefits from a front garden with off street parking and a private rear garden.







**Ground Floor**  
**Approximate Floor Area**  
**990 sq. ft.**  
**(92.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**506 sq. ft.**  
**(47.0 sq. m.)**

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

€320,000

## DIRECTIONS

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy MRICS MSCSI

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
 M: 061 410 410  
 E: decourcyodwyer@propertypartners.ie

**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.



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