



FOR SALE BY PRIVATE TREATY

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

PRICE: €320,000





DESCRIPTION

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.



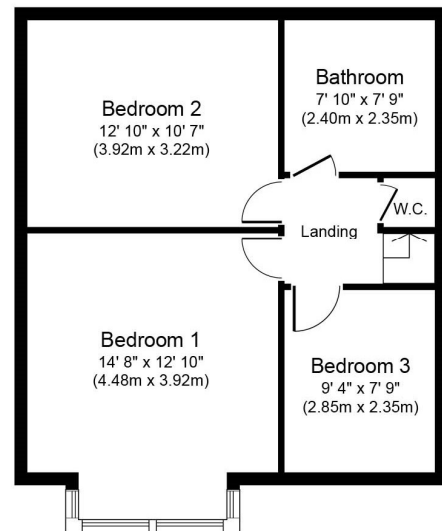
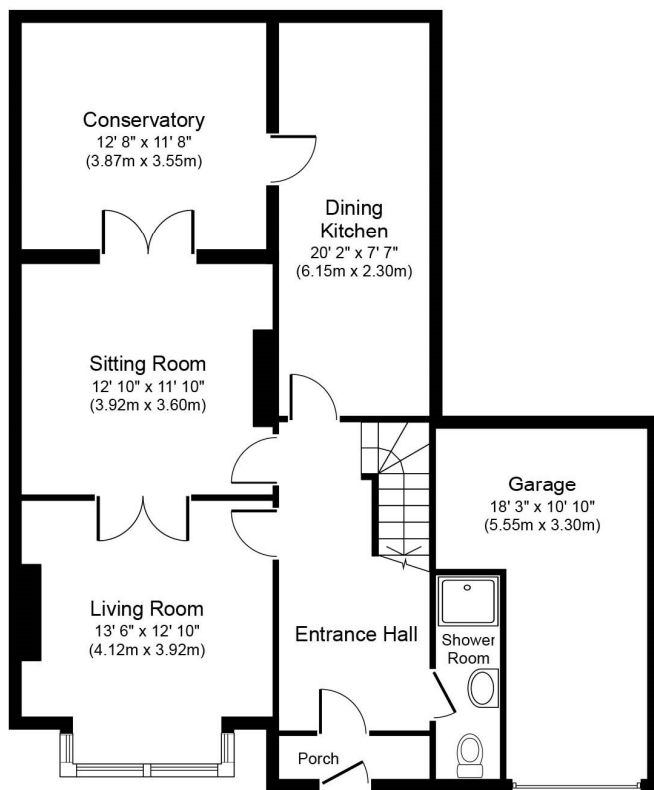


SPECIAL FEATURES

- Semi detached
- Gas fired central heating
- Double glazed windows
- Garage to side
- Private rear garden
- Excellent location
- Excellent scope to extend subject to PP

ACCOMMODATION

- **Entrance Porch**
- **Entrance Hallway** Hardwood teak door. Laminate flooring. Telephone point. Eircom phone watch alarm system.
- **Guest W.C.** Guest W.C. / Shower Room
- **Living Room** Feature fireplace. Large bay window. Double folding doors to ...
- **Sitting Room** Feature fireplace. Double folding doors to ...
- **Conservatory**
- **Kitchen / Dining Room** Kitchen with array of eye and floor level units. Tiled floor. Door to conservatory.
- **Conservatory** Tiled floor. Double glazed white aluminium door to rear garden.
- **Upstairs**
- **Bedroom 1** Wall to wall fitted wardrobes with overhead presses. Large bay window.
- **Bedroom 2**
- **Bedroom 3** Fitted wardrobe.
- **Bathroom** W.C. Separate W.C.
- **Garage** Double teak doors and separate pedestrian access via a teak door.
- **Outside** Walled front garden mainly laid to lawn with vehicular access / parking via double steel gates and separate pedestrian entrance via steel gate. Walled and hedged private rear garden mainly laid to lawn.



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.