

Upstairs

Accommodation	Size	Description
Landing		Hotpress with dual immersion.
Bedroom 1	4.25 m x 3.05 m 13'9" x 10'	Range of fitted wardrobes. Telephone point. TV point.
Ensuite	1.85 m x 2.45 m 6'1" x 8'	Fully tiled shower cubicle with Mira Elite electric shower. WC Wash hand basin. Fully tiled floor.
Bedroom 2	4.32 m x 3.0 m 14'2" x 9'8"	Range of fitted wardrobes.
Bedroom 3	3.2 m x 3.1 m 10'5" x 10'2"	Fitted wardrobe.
Bathroom	2.06 m x 2.0 m 6'8" x 6'6"	Bath with Mira Elite 2 electric shower. Fully tiled bath surround & glass shower door. WC Wash hand basin. Extractor fan. Fully tiled floor.



Outside

Front garden part lawned with tarmacadamed drive for two cars. Cobblelock surround & border areas with maturing plants & shrubs. Extra large gated side entrance way. Fully walled Southerly facing rear garden mainly laid to lawn. Deck area. Barna shed. Outside tap & light. Rear garden offers excellent privacy.

Viewing strictly by appointment

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**138 Shannonvale,
Old Cratloe Road,
Limerick.**

Price

Region €164,950

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

New to the market comes this immaculately presented three/four bedroom family home located in this modern estate which is adjacent to Thomond Park & Limerick Institute of Technology & whilst been close to the city and all its amenities is at the footsteps of the Clare countryside.

The bright and spacious, well maintained accommodation comprises of entrance hallway, guest WC, living room, kitchen/dining room, family room/bedroom four, three bedrooms, one ensuite & bathroom.

Outside the property is further enhanced by a Southerly facing private rear garden & a front garden with ample off street parking.

A viewing of this property is highly recommended & in our opinion would be an ideal purchase for the first time buyer.

Special Features

- * Semi-detached
- * Gas Fired Central Heating
- * Double glazed windows
- * Alarm
- * Two reception rooms
- * Ensuite
- * Utility Room
- * Walled South facing rear garden
- * Excellent condition throughout
- * Maintenance free exterior
- * Large side entrance way
- * Family Room/Bedroom 4
- * Ber: C2
- * Overall floor area:
123.10 Sq. M. (1,325 Sq. Ft.)



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	5.24 m x 2.46 m 17'2" x 8'1"		Hardwood entrance door with frosted & leaded glass side panel. Alarm point. Telephone point. Centre piece. Understairs storage area.
Guest WC	1.63 m x 1.5 m 5'3" x 4'9"		WC Wash hand basin. Tiled floor. Extractor fan.
Living Room	5.42 m x 3.6 m 17'8" x 11'8"		Centre piece & coving. Feature open cast iron fireplace with pine driftwood surround & marble hearth. Solid oak flooring. Large bay window. TV point.
Kitchen	3.2 m x 2.7 m 10'5" x 8'8"		Modern fitted light oak kitchen with array of eye & floor level units. Four cutlery drawers. Single drainer 1 1/2 bowl stainless steel sink unit with mixer tap. Tiled splash-back area. Whirlpool electric oven. Four plate hob. Extractor fan. Integrated Whirlpool fridge freezer. Integrated Whirlpool dishwasher. Fully tiled floor. Double glazed sliding patio door to rear garden & deck area. Door to...
Dining Room	3.8 m x 3.0 m 12'5" x 9'8"		
Utility Room	2.7 m x 2.06 m 8'8" x 6'7"		Floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Vented for dryer. Gas boiler. Fully tiled floor. Solid door with double glazed glass inset to side & rear garden.
FamilyRoom /Bedroom 4	5.12 m x 2.5 m 16'8" x 8'2"		TV point. Telephone point.