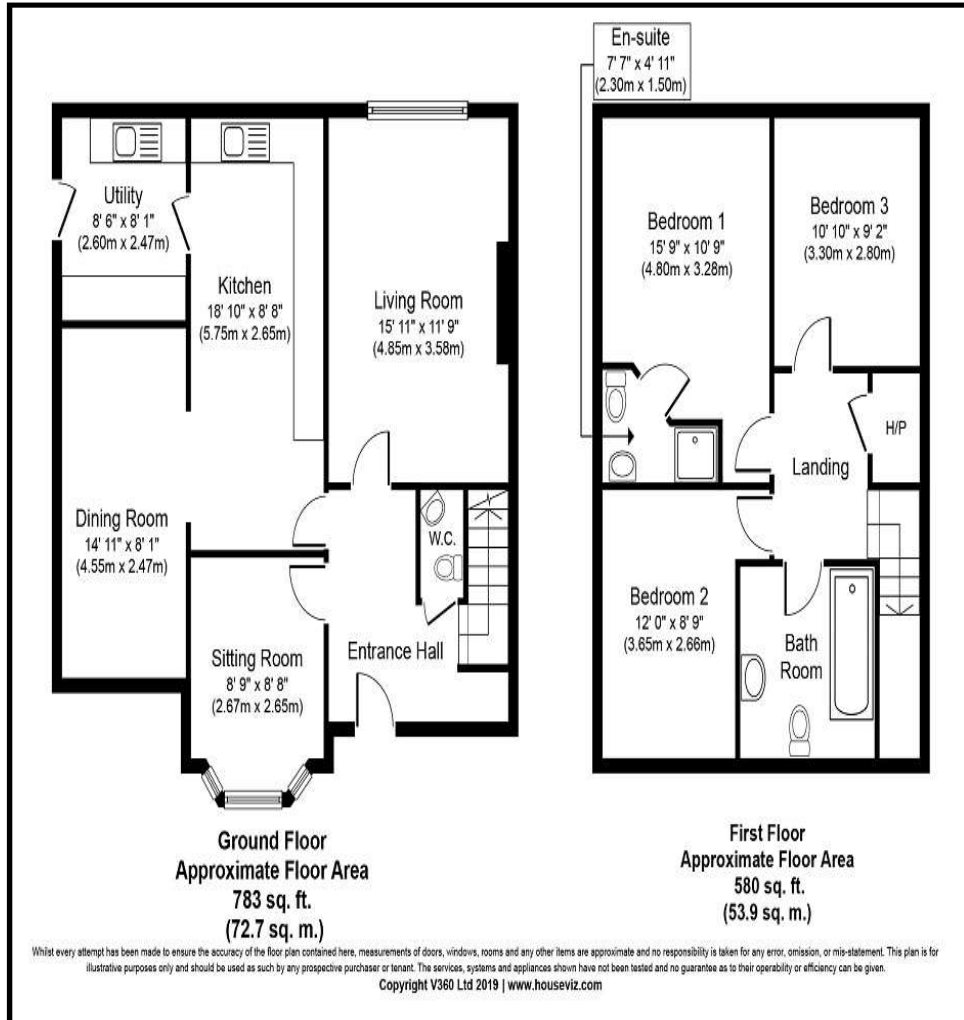


Outside

Maintenance free front garden with tarmacadamed driveway for two cars. Fully walled rear garden with extensive patio area and raised deck area. Outside tap. Outside light. Double width steel gated side entrance way.



Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

PROPERTY PARTNERS | DE COURCY O'DWYER



For Sale by Private Treaty

**32 Greenview Close,
Glencairn,
Dooradoyle,
Limerick.**

Region: €260,000

We are delighted to offer for sale this magnificent three bedroom semi detached residence located in this hugely popular residential estate located close to a host of amenities to include Schools, The Crescent Shopping Centre, Raheen Business Park and University of Limerick.

The bright, spacious and upgraded accommodation comprises of entrance hallway, guest WC, sitting room, living room, dining room, kitchen/breakfast room, three double bedrooms, ensuite and bathroom.

Outside the property is further complimented with a large rear garden and front garden with offstreet parking.

Special Features

- * Semi detached
- * Double glazed windows
- * Gas fired central heating
- * Alarm
- * 3 Reception Rooms
- * Three double bedrooms
- * Modern fitted kitchen (solid oak sprayed kitchen - 3 years old)
- * Excellent decorative condition
- * Maintenance free front and rear gardens
- * Ensuite
- * Guest W.C.



Accommodation		
Accommodation	Size	Description
Entrance Hall		GRP composite solid entrance door with triple glazed frosted and leaded glass insets. Tiled floor. Telephone point. Alarm. Centre piece.
Guest W.C.		W.C. Wash hand basin in vanity unit. Extractor fan. Fully tiled walls & floor.
Sitting Room	2.67 m x 2.65m 8'9" x 8'8"	Large bay window. TV point. Solid oak flooring. Telephone point.
Living Room	4.85 m x 3.58 m 15'11" x 11'9"	Feature ornate cast iron fireplace with gas coal effect fire inset marble hearth and timber surround. Solid oak flooring. Centre piece in coving. TV point. Double glazed sliding patio door to rear garden.
Kitchen/Breakfast Room	5.75 m x 2.65 m 18'10" x 8'8"	Modern fitted solid oak kitchen with array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splash back area. Porcelain tiled floor. Zanussi double oven. Extractor fan.
Dining Room	4.55 m x 2.47 m 14'11" x 8'1"	TV Point. Solid oak flooring.
Utility Room	2.68 m x 2.47 m 8'7" x 8'10"	Eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher.
Accommodation		
Landing		Hotpress with dual immersion.
Bathroom		Bath with glass shower door. W.C. W.H.B. in vanity unit. Fully tiled walls & floor.
Bedroom 1	4.8 m x 3.28m 15'9" x 10'9"	Range of fitted wardrobes and vanity unit. TV point. Wide plank laminate flooring. Alarm panel.
Ensuite	2.3 m x 1.50 m 7'7" x 4'11"	Shower cubicle with Mira Elite electric shower. Folding glass shower door. W.C. WHB in vanity unit. Heated towel rail. Fully tiled walls and floor.
Bedroom 2	3.65 m x 2.66 m 12'0" x 8'9"	Range of fitted wardrobes. Laminate flooring. TV point.
Bedroom 3	3.30 m x 2.80 m 10'10" x 9'2"	Fitted wardrobes.