

Upstairs		
Accommodation	Size	Description
Landing		Hot press with dual immersion. Access to attic via Stira staircase.
Bathroom	2.1m x 1.65m 6'9" x 5'4"	Bath with shower attachment. W.C. and wash hand basin. Fully tiled walls. Extractor fan.
Bedroom 1	3.95m x 3m 12'9" x 9'8"	Range of fitted wardrobes. T.V. point. Tongue and groove sanded and varnished floor.
Ensuite	1.9m x 2.15m 6'2" x 7'05"	Fully tiled shower cubicle with electric shower. W.C. and wash hand basin. Fully tiled walls.
Bedroom 2	3.15m x 3.25m 10'3" x 10'7"	Fitted wardrobes. Tongue and groove sanded and varnished floor.
Bedroom 3	2.75m x 3.65m 9' x 11'10"	Tongue and groove sanded and varnished floor.

Outside

Enclosed and private rear garden. Gated side entrance way. Front garden.



Viewing strictly by appointment

PRSA Licence 002371

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**6 Alandale Close, Ashbhourne Avenue,
Off South Circular Road,
Limerick.**

Price

Region €189,950

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Email decourcyodwyer@propertypartners.ie

We are delighted to offer for sale this superbly located 3 bedroom semi detached home within close proximity to the city centre, Mary I College and a host of other amenities to include schools, shops, public transport etc.

The well laid out accommodation comprises of entrance hallway, guest w.c., living room, kitchen / dining room, three double bedrooms (main ensuite) and bathroom.

The property is further complimented by a private rear garden.

An early viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Double glazed windows
- * Gas fired central heating
- * Alarm
- * Cul-de-sac
- * 3 double bedrooms
- * Private rear garden
- * Adjacent to city centre and Mary I
- * Ensuite
- * **BER Rating: D1**



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	5.15m x 1.95m 16'9" x 6'4"	Hardwood entrance door. Solid timber flooring. Alarm point. Telephone point.
Guest WC	1.25m x 0.55m 4'10" x 1'8"	W.C. and wash hand basin.
Living Room	4.3m x 3.55m 14'10" x 11'6"	Feature ornate cast iron fire-place with tiled inset, marble hearth and open fire. Centre piece and coving. T.V. point. Double doors to
Kitchen / Dining Room	5.65m x 3.95m 18'5" x 12'9"	Modern fitted pine kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Breakfast counter. Plumbed for washing machine and dish-washer. Coving. Double glazed sliding patio door to rear garden.

