



FOR SALE

**630 CHESTNUT CLOSE,
ELM PARK,
CASTLETROY,
LIMERICK V94Y23V**

Price Region: €250,000

BER E1





DESCRIPTION

We are delighted to offer for sale this fine student investment property comprising of a 5 bedroom semi detached residence. The subject property is located opposite the University of Limerick and is close to all local services and amenities.

Internally the property is in good condition throughout while externally there is off street car parking to the front with a private rear garden mainly laid in lawn.

Castletroy is one of Limerick's most sought after attractive suburbs with all the services and amenities this area has to offer from local shops to shopping centres, pubs to hotels, cafes to restaurants and extensive clubs and playing pitches for Rugby, Soccer, Hockey and GAA along with the renowned Castletroy Golf Course. There are excellent national and secondary schools in the area and of course the ever expanding University of Limerick with its excellent academic reputation and outstanding amenities to include river walks, 50m pool, recently upgraded running track and of course now home to Munster rugby, all of which as a open university are available to the public. UL is adjoined by The National Technology Park with dozens of multinational companies on its 385 acres set in an impressive park land setting.

This location further benefits from nearby access to an excellent road network and public transport system into Limerick City Centre and beyond.





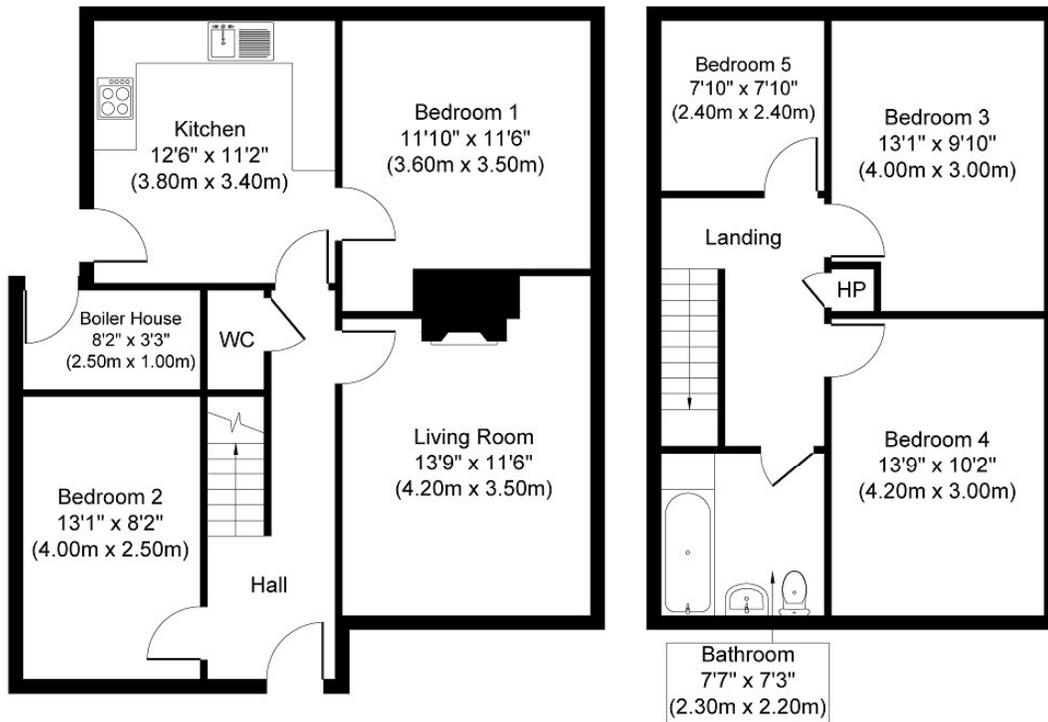
SPECIAL FEATURES

Semi detached
 Oil fired central heating
 Double glazed PVC windows
 Approx. 1,200 Sq. Ft.

5 Bedrooms
 Ideal investment property
 Very close proximity to University Limerick
 BER: E1

ACCOMMODATION

- **Entrance Hallway** 5.57 x 1.76
- **Guest W.C.**
- **Living Room** 4.2m x 3.5m Cast iron fireplace
- **Bedroom 1** 3.5m x 3.6m
- **Bedroom 2** 2.5m x 4.0m
- **Kitchen** 3.8m x 3.4m Wall and floor units. Tiled splash back area. Door to outside.
- **First Floor**
- **Bedroom 3** 3.1m x 4.0m
- **Bedroom 4** 4.2m x 3.1m
- **Bedroom 5** 2.4m x 2.4m
- **Bathroom** 2.2m x 4.0m Bath with electric shower. W.C. W.H.B.
- **Outside** Off street car parking to the front in garden area with a rear private garden.



Ground Floor
Approximate Floor Area
725 sq. ft
(67.36 sq. m)

First Floor
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LETTING HISTORY

First time letting on open market.

VIEWING DETAILS

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Contact Negotiator

Brian O'Dwyer

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: decourcyodwyer@propertypartners.ie

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PARTNERS**

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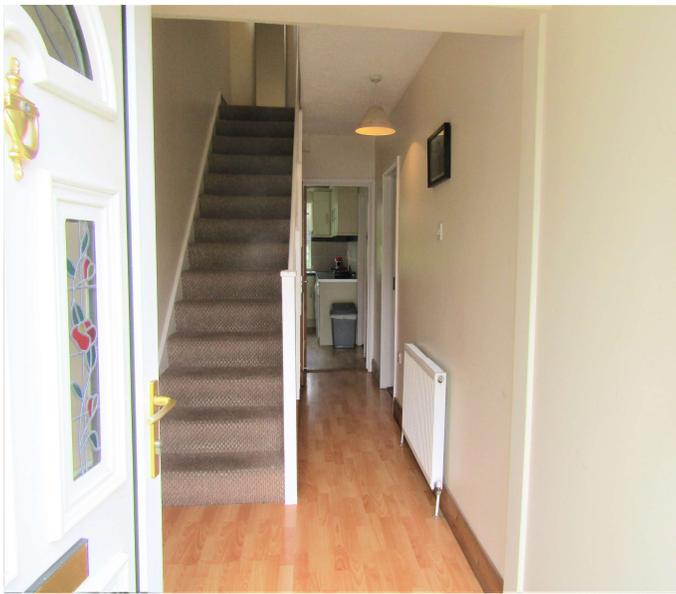
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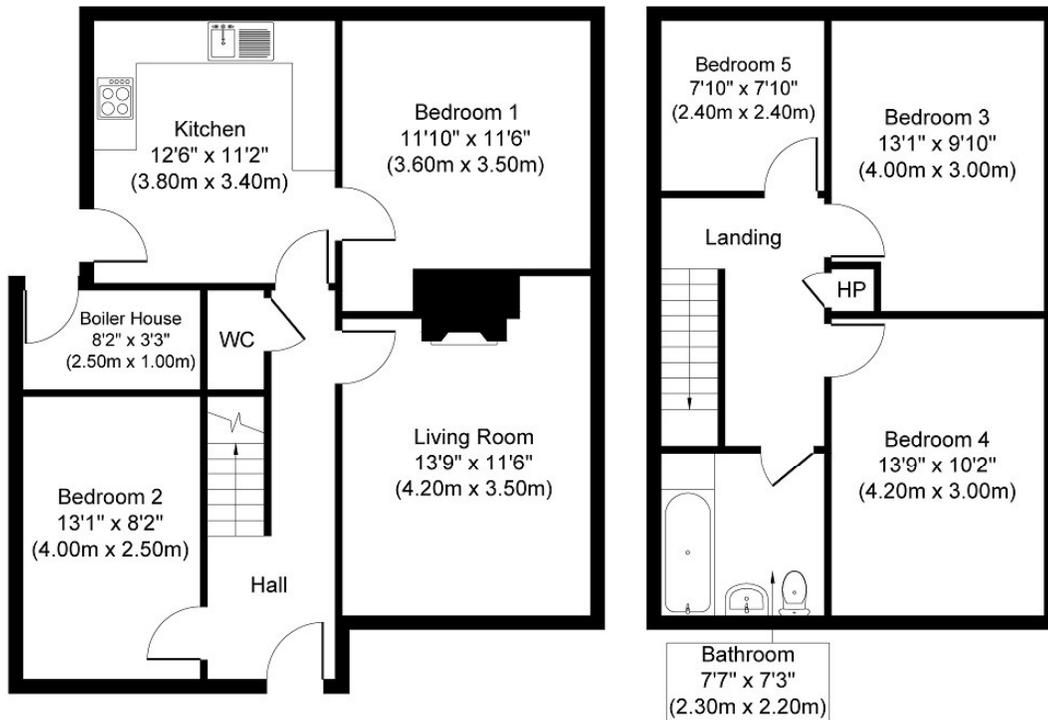
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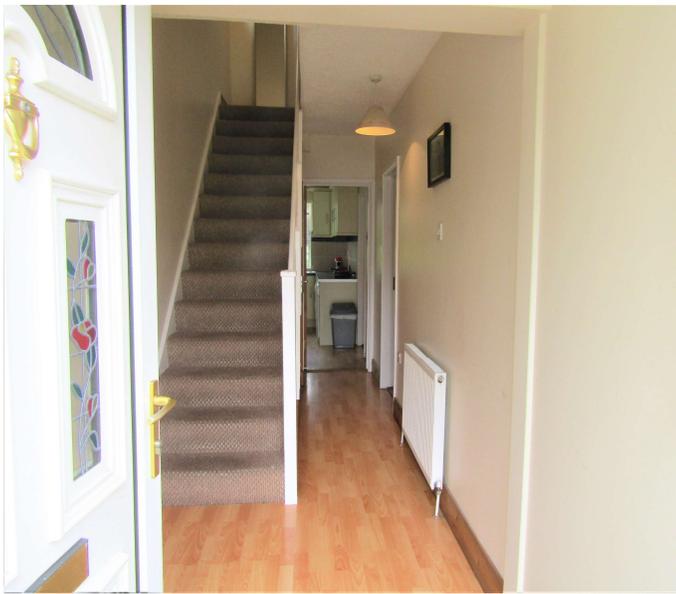
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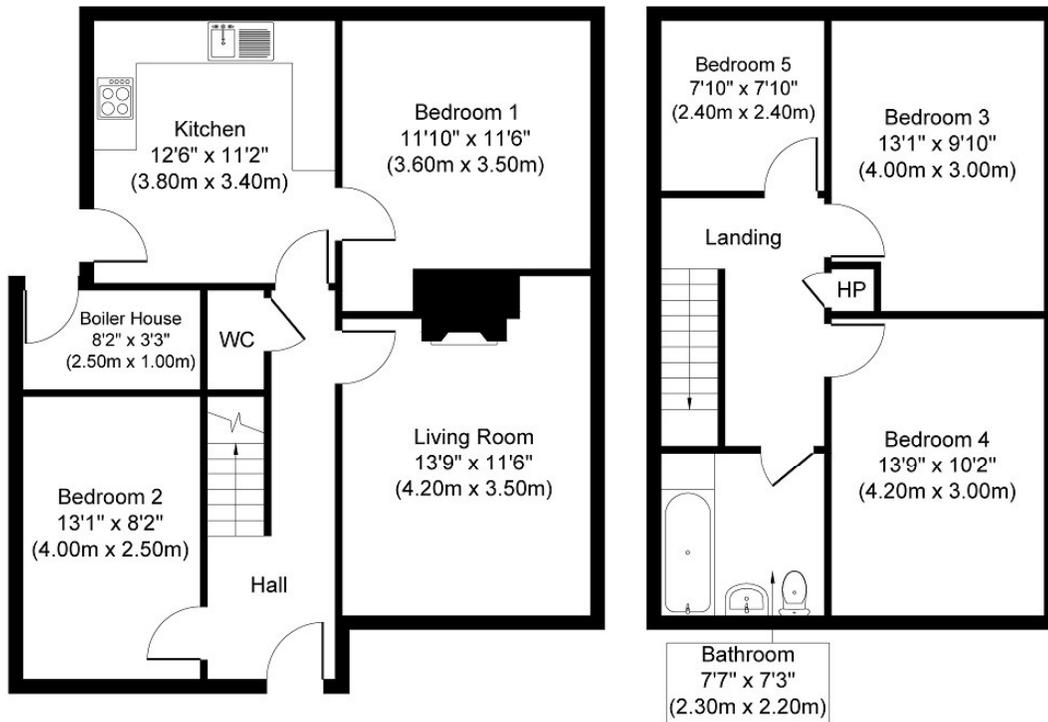
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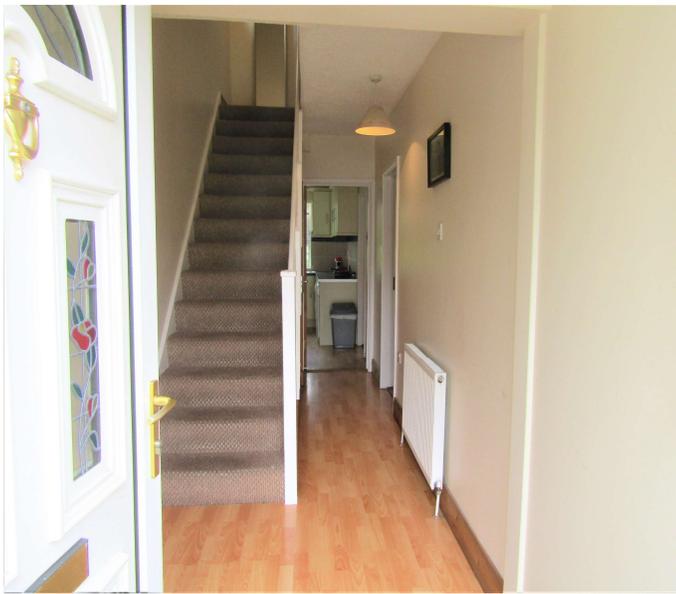
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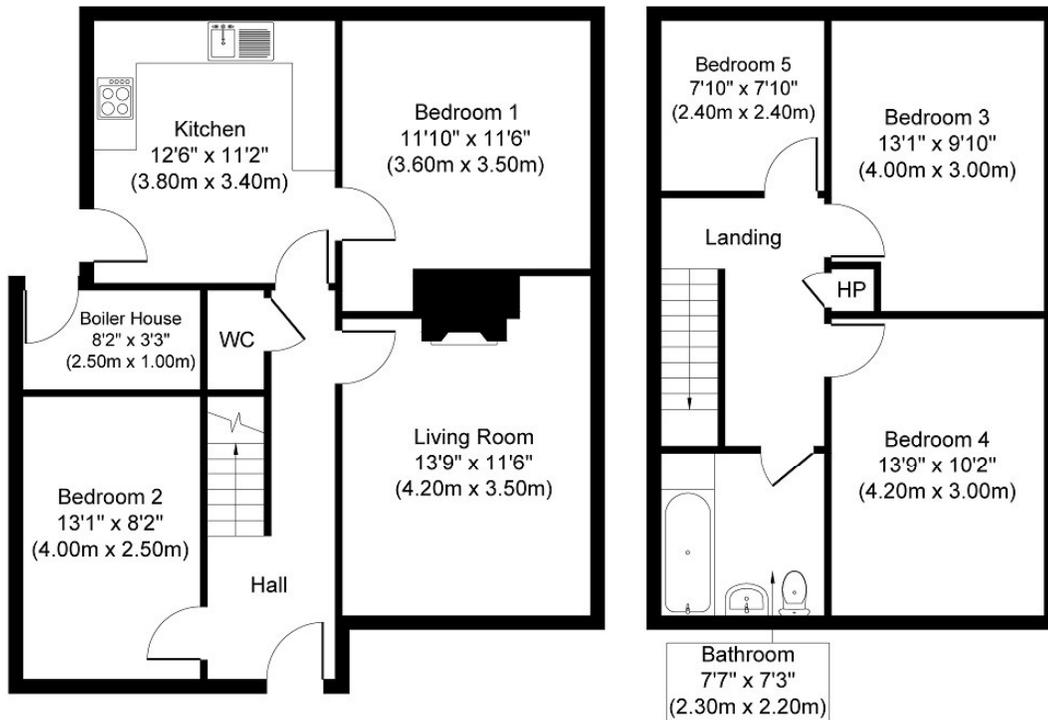
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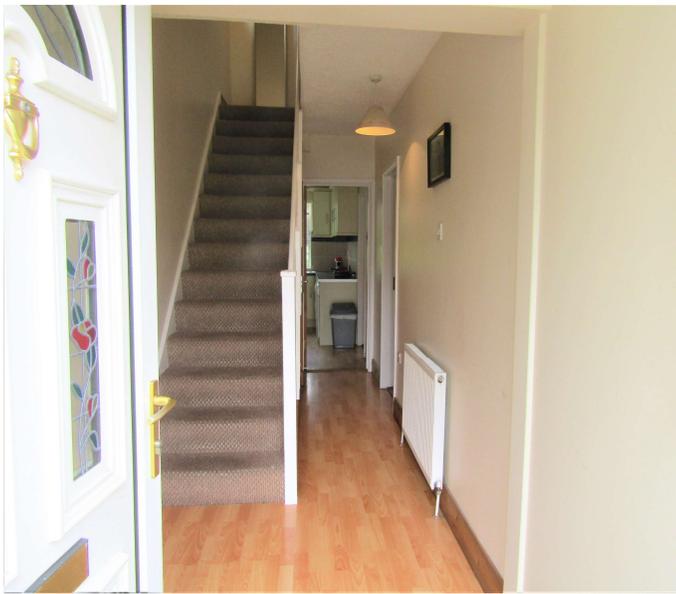
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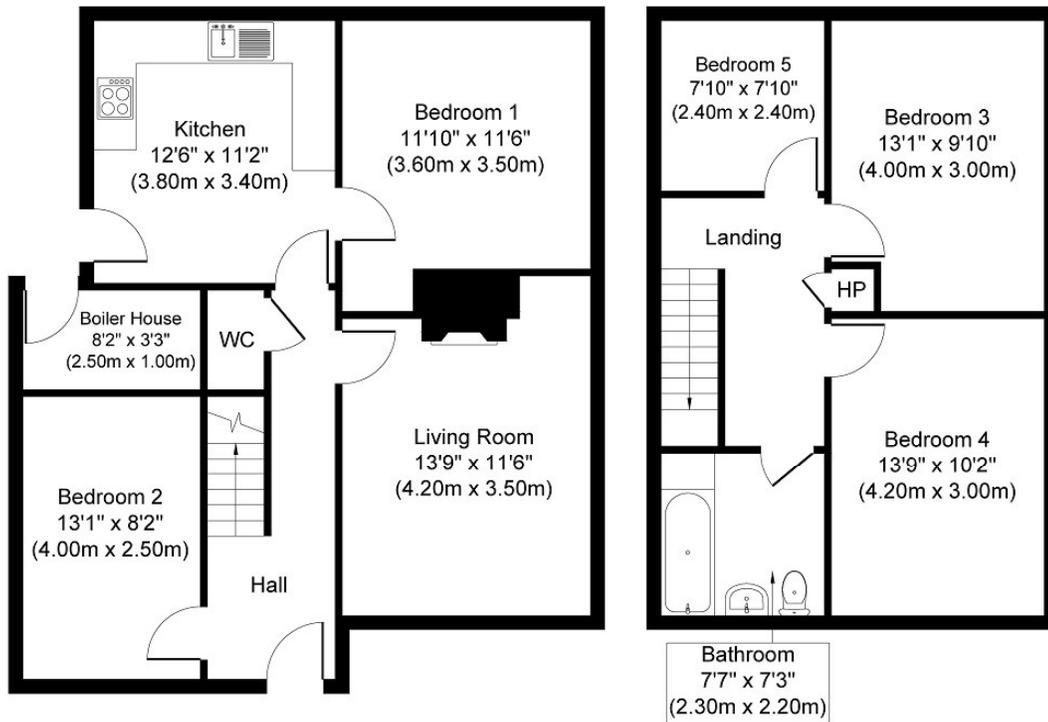
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