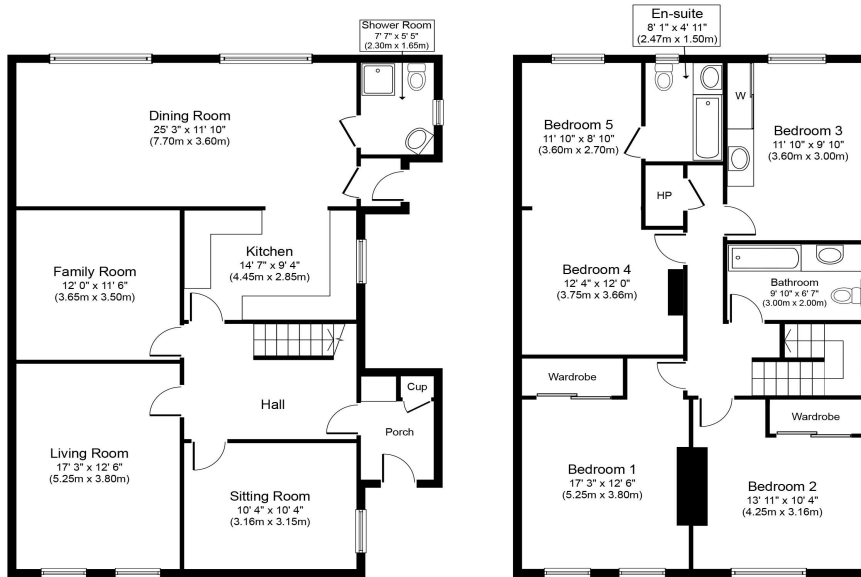


## Outside

Outside the property is further enhanced with a mature west facing rear garden. Front garden with off street parking. Large side garden c.9m in width which currently has a garage. The side of the property provides for ample space to further extend this property subject to the necessary planning permission.



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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## "The Home of High Standards"

Viewing strictly by appointment

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**No.19 Rhebogue Avenue  
Irish Estates, Corbally,  
Limerick.**

### Price Guide

Region: €340,000

Barrack House, O' Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)  
PSRA Licence No.: 002371

We are delighted to present for sale this substantial 4/5 bedroom semi detached family home c.205 sq.m. (c. 2206 sq. ft.) located in this highly desirable neighbourhood just off the main Corbally Road and close to a host of amenities to include St. Munchins Secondary School, Scoil Ide Primary School and only a few minutes drive from both Westbury Shopping Centre and Grove Island Shopping and leisure centre.

This extended family home comprises of entrance porch, entrance hall, sitting room, living room, family room, dining room, kitchen and shower room downstairs whilst upstairs has 4/5 bedrooms, bathroom and ensuite bathroom.

Outside there is a west facing rear garden, front garden with off street parking and a wide side entrance with garage.

Special Features

- \* Semi-detached
- \* Gas Fired Central Heating
- \* Double glazed windows
- \* 4 Reception Rooms
- \* 4/5 Bedrooms
- \* 3 Bathrooms
- \* West facing rear garden
- \* Garage
- \* Site to side suitable for further extension subject to PP.
- \* Mature Residential suburb close to city centre and all amenities.
- \* Close to Primary & Secondary Schools



Accommodation		
Accommodation	Size M.      Ft.	Description
Entrance Hallway	5.35m x 1.65m 13'2" x 7'9"	Hardwood entrance door.
Sitting Room	3.16m x 3.15m 10'4" x 10'4"	
Living Room	5.25m x 3.80m 17'3" x 12'6"	Fireplace with gas coal effect fire. Centre Piece.
Dining Room	7.7m x 3.6m 15'3" x 11'10"	TV Point. Door to rear and side entrance.
Kitchen	4.45m x 2.85m 14'7" x 9'4"	Eye & floor level units. Four cutlery drawers. Single drainer stainless sink unit with mixer tap. Plumbed for wash- ing machine.
Shower Room	2.38m x 1.65m 7'7" x 5'5"	Tiled shower cubicle. WC. Wash hand basin. Part tiled walls. Tiled floor.
	Upstairs	
Landing and Hotpress	2.7m x 1.4m 12'5" x 11'8"	
Bedroom 1	5.28m x 3.78m 17'4" x 12'5"	
Bedroom 2	4.25m x 3.16m 13'11" x 10'4"	Fitted Wardrobes.
Bedroom 3	3.6m x 3.0m 11'10" x 9'0"	
Bedroom 4	3.75m x 3.66m 12'4" x 12'0"	Range of fitted wardrobes.
Bathroom	3m x 2.00m 9'10" x 6'7"	Bath with tile surround. WC and WHB in vanity unit.
Bedroom 5	3.6m x 2.7m 11'10" x 8'10"	