

## Accommodation

Accommodation	Size M.      Ft.	Description
Bedroom 4	2.5m x 3.11m 8'2" x 10'2"	
Bathroom		Bath with aqua Stream Power Shower. Glass shower door. W.C. Wash hand basin. Fully tiled walls and floor. Extractor fan. Heated towel rail.

## Outside

Fully enclosed South West facing architecturally designed garden to include circular green areas, gravel walkways, decking area and garden shed.



## “The Home of High Standards”

Viewing strictly by appointment

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**62 Bloomfield,  
Annacotty,  
Co. Limerick.**

**Price Guide:**

Region €260,000

Barrack House, O' Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

The sale of No. 62 Bloomfield represents a superb opportunity to acquire a 4 bedroomed semi-detached home located in a quiet cul de sac overlooking a green area in one of Limerick's most sought after developments.

Internally the accommodation comprises of hallway, guest w.c., living room, kitchen / dining room, 4 good sized bedrooms (main ensuite) and bathroom. The entire accommodation is very well presented whilst being bright, spacious and airy throughout.

Externally the property has off-street parking to the front with side access to a beautifully presented South West facing rear garden. The property benefits from overlooking a Green area whilst only being 100m from a pedestrian access to Newtown Park.

Anncotty is home to a truly exceptional range of services and amenities. From the very best of National and Secondary Schools to the finest bar and restaurants, along with landmarks such as the National Technological Park and the University of Limerick. This location also benefits from a very good road infrastructure and public transport system.

## Special Features

- \* Semi detached
- \* Double glazed woodgrain PVC windows
- \* Very good condition throughout
- \* Overlooking Green Area
- \* 100m from Newtown Park
- \* Gas fired central heating
- \* Superb location
- \* Architecturally designed garden.
- \* Within walking distance to University Limerick & adjacent to National & Secondary Schools
- \* South West facing rear garden.
- \* BER Rating - C2



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	M.	Ft.	
Entrance Hallway	5.55m x 2.1m 18' x 6'9"		Hardwood entrance door with frosted glass inset. Fully tiled floor. Alarm point.
Guest W.C.	1.6m x 2m 5'2" x 6'6"		W.C. Wash hand basin. Fully tiled floor.
Living Room	5.75m x 3.9m 18'9" x 12'8"		Solid oak flooring. Feature cast iron fireplace with marble hearth, gas coal effect fire and ornate surround. T.V. point. Double solid oak doors leading to ...
Kitchen / Dining Room	6.1m x 3.5m 20' x 11'5"		Fully fitted maple shaker style kitchen with ample array of eye and floor level units. 4 cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Breakfast counter. Zanussi oven and four plate hob. Extractor fan. Plumbed for washing machine. Plumbed for dishwasher. Fully tiled floor. Double glazed sliding patio door to rear garden.
Upstairs			
Landing			Hotpress with dual immersion. Access to attic via stira staircase.
Bedroom 1	3.95m x 3.3m 12'9" x 10'8"		Double fitted wardrobe with shelving. T.V. point.
Ensuite	2.15m x 1m 7' x 3'3"		Shower cubicle with Mira Elite electric shower. W.C. Wash hand basin. Extractor fan. Heated towel rail. Tiled splashback.
Bedroom 2	3.25m x 2.4m 10'7" x 7'9"		Fitted wardrobe.
Bedroom 3	3.15m x 2.7m 10'3" x 8'9"		Fitted wardrobe.