



FOR SALE BY PRIVATE TREATY

**152 OAK DRIVE,
WOODHAVEN,
CASTLETROY,
LIMERICK V94W5XH**

PRICE: €280,000

BER C3



DESCRIPTION

No. 152 Oak Drive comprises of an end of terrace four bedroomed residence of c. 116.5 Sq. M. or 1,254 Sq. Ft.

Internally this well presented property comprises of entrance hallway, living room, dining room, kitchen/breakfast room, guest w.c. on the ground floor while upstairs the property benefits from four well appointed bedrooms main ensuite and bathroom.

Outside there is off street car parking for two cars with side access to a private rear low maintenance garden mainly laid with gravel. This property further benefits from direct access to the new pedestrian walkway going from Castletroy College to the Gaelscoil and Castletroy Shopping Centre.

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, 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.



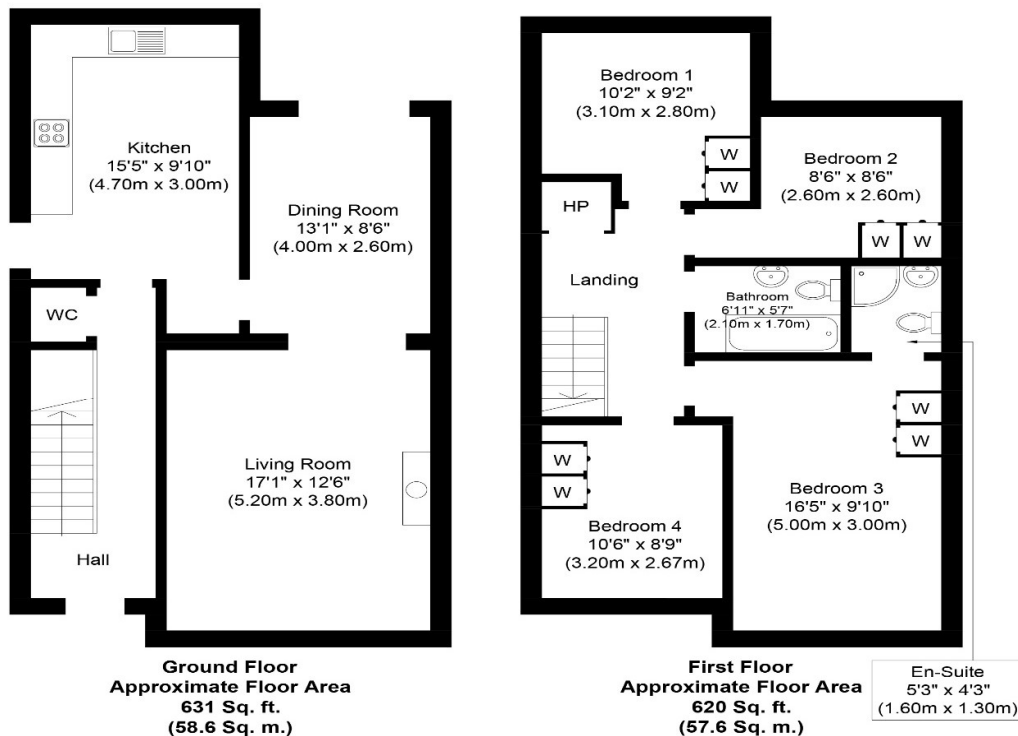


SPECIAL FEATURES

- Well located in the centre of Castletroy
- Good access to all local services and amenities
- Four good sized bedrooms
- Located in a quiet cul de sac area
- Floor area approx. 1,254 Sq. Ft.
- Double glazed PVC windows
- Gas fired central heating throughout
- The unit is being sold with vacant possession

ACCOMMODATION

- **Entrance Hall**
- **Living Room** With fireplace, Double doors leading to...
Sliding patio doors leading to rear garden.
- **Dining Room** Extensive wall and floor units. Tiled floor. Tiled splash back area.
Door to outside.
- **Kitchen / breakfast room**
- **Guest W.C.**
- **Upstairs**
- **Bedroom 1** Built in wardrobes.
- **Bedroom 2** Built in wardrobes.
- **Bedroom 3** Built in wardrobes.
- **Ensuite** Shower cubicle. W.C. W.H.B. Fully tiled.
- **Bedroom 4** Built in wardrobes.
- **Bathroom** Bath. W.C. W.H.B. Tiled floor and tiled splash back area.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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PRICE

€280,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google Map: V94W5XH

Contact Agent

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.