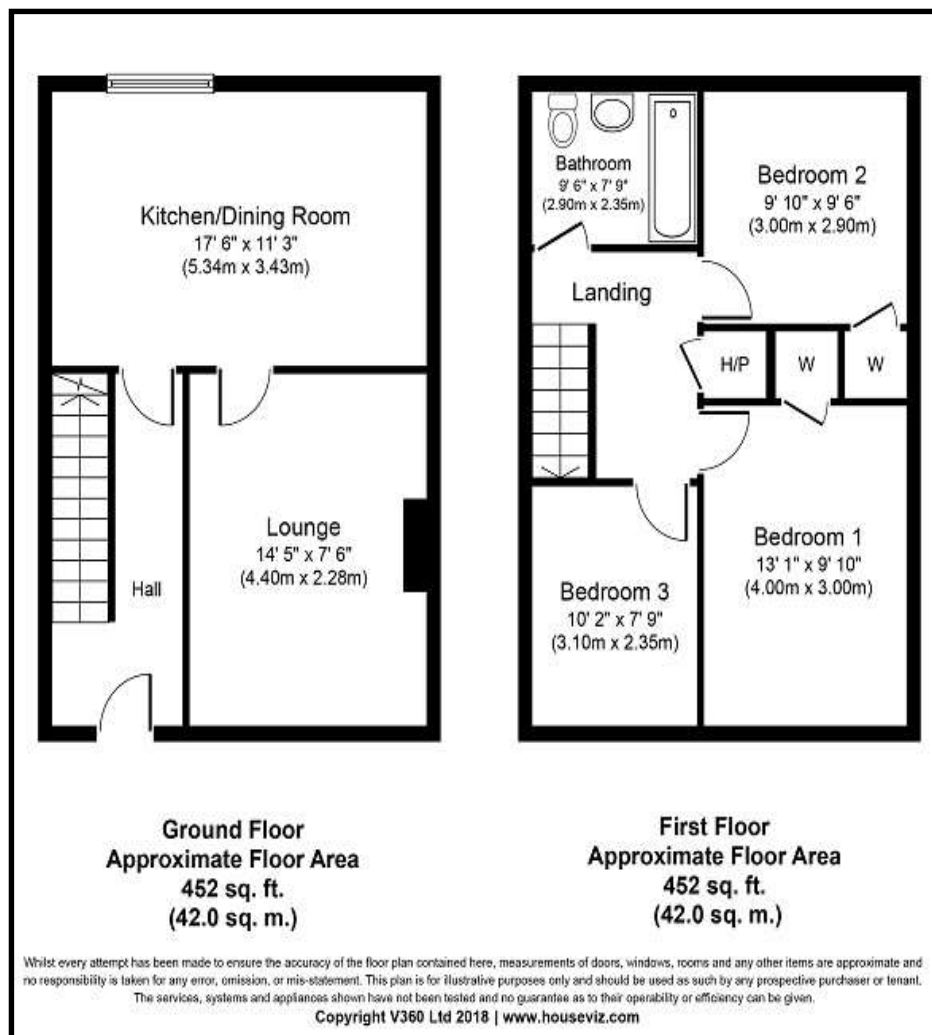


Outside

Outside the property has a maintenance free enclosed rear garden and front garden with ample off street parking.



PRSA Licence 002371

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

FOR SALE

**49 Hilltop
St. Patrick's Road
Limerick**

**PROPERTY
PARTNERS**

DE COURCY O'DWYER



Price

Region €159,500

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

New to the market is this fine 3 bedroomed mid terraced starter home located just off the St. Patricks Road within close proximity to the city centre and all its amenities.

Bright and spacious and recently decorated accommodation comprises of entrance hallway, living room, kitchen/dining room, 3 bedrooms and bathroom.

Outside the property is further complimented by maintenance free enclosed rear garden and front garden with ample off street parking.

Special Features

- * Mid terrace
- * Double glazed windows
- * Oil fired central heating
- * Modern fitted bathroom
- * Cul de sac
- * 3 bedrooms
- * Excellent decorative condition.
- * Off street parking
- * Enclosed rear garden
- * Adjacent to a host of amenities



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	1.95 m x 4.4 m 6'39" x 14'4"	White aluminium entrance door. Tiled floor. Cloaks closet. Understairs storage area.
Living Room	4.4 m x 3.28 m 14'4" x 10'7"	Marble fireplace with marble hearth and mahogany surround. Fitted TV cabinet,. TV point. Laminate flooring.
Kitchen/Dining Room	5.34 m x 3.43 m 17'5" x 11'2"	Kitchen with array of eye and floor level units. Cutlery drawer. 2 Pot drawers. Breakfast counter. Single drainer stainless steel sink unit with mixer tap. Bosch electric oven. Four plate ceramic hob and Belling extractor fan. Tiled floor. White aluminium door with frosted glass inset.
Upstairs		
Landing		Hotpress with dual immersion. Stira staircase to attic.
Bathroom	2.9 m x 2.35 m 9'5" x 7'7"	Modern fitted bathroom suite. Bath with telephone shower attachment, glass shower door and Triton T 90 SR electric shower. W.C. WHB.
Bedroom 1	4 m x 3 m 13'1" x 9'8"	Timber flooring. Fitted wardrobe.
Bedroom 2	2.9 m x 3 m 9'5" x 9'8"	Timber flooring. Wardrobe.
Bedroom 3	3.1 m x 2.35 m 10'1" x 7'7"	Timber flooring. Fitted wardrobe.