

Outside

Large rear garden which is walled and fenced and mainly laid to lawn.
Front garden partially lawned with mature plants and shrubs.
Off street parking.



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Viewing strictly by appointment

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**PROPERTY
PARTNERS**

DE COURCY O'DWYER

FOR SALE

**37 Brookville Avenue,
Clareview,
Limerick.**

BER: C2



Price Guide

Region: €235,000

Barrack House, O' Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email decourcyodwyer@partnertyperty.com

We at Property Partners are delighted to introduce for sale this spacious three bedroom semi detached home which is ideally located close to LIT, Thomond Park, The Jetland Shopping Centre and within easy reach of the City Centre.

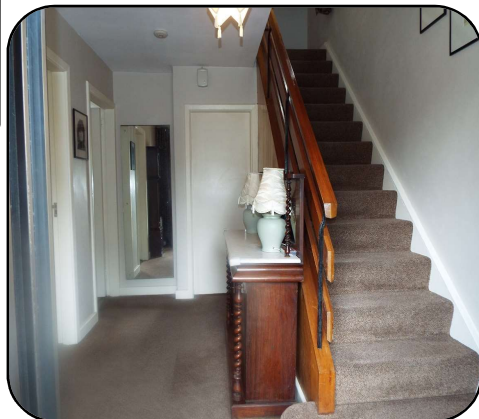
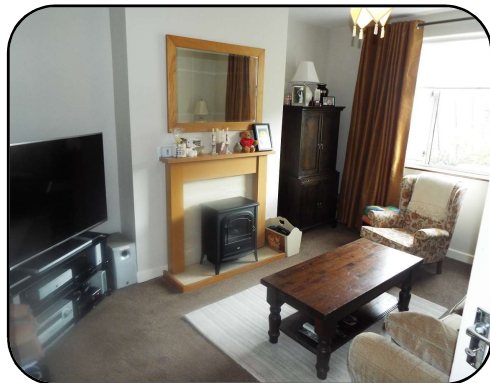
The property which has been upgraded by its current owners comprises of entrance porch, entrance hallway, living room, sitting room, kitchen/breakfast room, utility room / guest WC, three bedrooms, shower room and garage.

Outside the property is further complimented by an enclosed lawned rear garden and front garden with offstreet parking.

A viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Gas fired central heating
- * Double glazed windows
- * Modern fitted shaker kitchen
- * Adjacent to LIT and Thomond Park
- * Off street parking
- * Garage
- * Utility room
- * BER - C2



Accommodation

Accommodation	Size M. Ft.	Description
Entrance Porch		Porch light. Tiled floor.
Entrance Hallway	2.75 m x 3 m 9'0" x 9'8"	Bronze aluminium double glazed entrance door.
Living Room	3.37 m x 3.67m 11'0" x 12'0"	Marble fireplace with ornate mahogany surround .
Sitting Room	4.2 m x 3.67 m 13'7" x 12'0"	Feature marble fireplace. TV point.
Kitchen/Breakfast Room	2.75 m x 3.42 m 9'0" x 11'2"	Modern fitted shaker style kitchen with ample array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel 1and half bowl sink unit with mixer tap. Tiled splash back area. Plumbed for washing machine. Understairs storage area.
Utility Room / Guest WC	2.55 m x 2.1 m 8'3" x 6'8"	Toilet and wash hand basin.
Garage	2.55 m x 5 m 8'3" x 16'4"	Up and over aluminium door.

Upstairs

Bedroom 1	4.25 m x 3.67 m 13'9"x 12'0"	Wall to wall fitted wardrobes with overhead presses. Vanity unit and multiple drawers. TV point.
Bedroom 2	3.35 m x 3.68 m 10'9"x 12'0"	TV point.
Bedroom 3	2.77m x 3.35 m 9'0" x 10'9"	Fitted wardrobe with overhead presses. Vanity unit with a number of drawers.
Shower Room	1.75 m x 2.35 m 5'7" x 7'7"	Shower cubicle with Triton T90 SI electric shower. W.C. Wash hand basin. Tiled floor. Part tiled walls.