



FOR SALE BY PRIVATE TREATY

**5 HERON COURT,
NORTH CIRCULAR ROAD,
LIMERICK.**

PRICE REGION: €320,000



DESCRIPTION

A beautifully presented 4 bedroom semi detached residence is on offer in this exclusive enclave of modern houses located on the North Circular Road within close proximity to the city centre and all its amenities.

The bright spacious and well laid out accommodation over 3 floors comprises of entrance hallway, living room, dining room, kitchen / breakfast room, guest w.c., 4 bedrooms (main ensuite) and bathroom.

Outside the property is further complimented by a private rear garden and a front garden with off street parking.





SPECIAL FEATURES

Semi detached
Gas fired central heating
Double glazed windows
4 bedrooms
C. 120 sq. mtrs (1,290 sq. ft.)
Excellent location
Cul de sac
2 reception rooms with solid oak flooring
Guest w.c.
Private rear garden

ACCOMMODATION

| | | |
|----------------------------|---------------|---|
| • Entrance Hallway | 5.15m x 2.1m | Hardwood entrance door. Solid oak flooring. Understairs storage area. Clothes closet. Double doors to Living Room. |
| • Guest W.C. | 0.95m x 1.45m | W.C. and wash hand basin. Tiled floor. |
| • Living Room | 5.1m x 3.55m | Feature cast iron fireplace with marble hearth. Solid oak flooring. Centrepiece and coving. T.V. point. Double glass panelled doors leading to ... |
| • Dining Room | 3.6m x 3.0m | Solid oak flooring. Centre piece. Coving.. |
| • Kitchen / Breakfast Room | 5.2m x 2.6m | Modern fitted kitchen with ample array of eye and floor level units. Four cutlery drawers. Single drainer 1&1/2 bowl stainless steel sink unit with mixer tap and tiled splashback area. Plumbed for washing machine. Zanussi electric oven and four plate ceramic hob. Extractor fan. Plumbed for dishwasher. Plumbed for washing machine. Fully tiled floor. Double glazed PVC French door leading to rear garden. Recessed lighting. |
| • Bathroom | 1.8m x 2.7m | Bath. W.C. and wash hand basin. Fully tiled bath surround. Part tiled walls and fully tiled floor. |
| • Bedroom 1 | 3.6m x 3.75m | Fitted wardrobes. |
| • Bedroom 2 | 3.6m x 4.25m | Fitted wardrobes. |
| • Bedroom 3 | 2.32m x 2.8m | |
| • Master Bedroom | 4.5m x 3.45m | Range of fitted wardrobes and overhead presses. Telephone point. T.V. point. |
| • Ensuite Shower Room | 2.1m x 2.75m | Fully tiled shower cubicle with Triton T90 electric shower. W.C. and wash hand basin. Fully tiled floor. Part tiled walls. |
| • Outside | | Front garden and cobblelock drive for 2 cars. Fully walled rear garden mainly laid to lawn. |



PRICE

€320,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY ODWYER

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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