



FOR SALE BY PRIVATE TREATY

**345 GLANNTÁN,
OLD SCHOOL HOUSE ROAD,
MONALEEN,
CASTLETROY,
LIMERICK V94Y20X**

PRICE: €200,000

BER C2



DESCRIPTION

New to the market comes this attractive 3 bedroom mid terrace home.

The property is located in this popular estate close to a host of amenities to include schools, shops, public transport, sporting facilities and within a short drive of The University of Limerick, The National Technology Park and Limerick City Centre.

The bright accommodation comprises of entrance hallway, living room, kitchen / dining room, utility room, guest W.C., 3 bedrooms (main ensuite) and bathroom.

The property is further complimented with a private rear garden backing on to Castletroy Golf Club. To the front there is off street parking for two cars.

A viewing of this property is highly recommended.



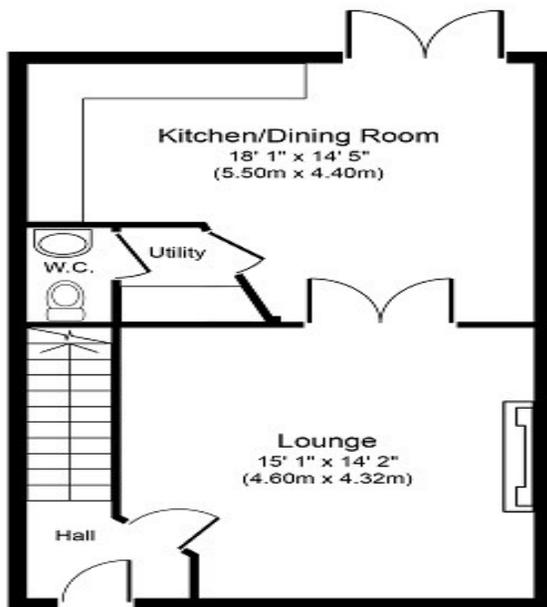


SPECIAL FEATURES

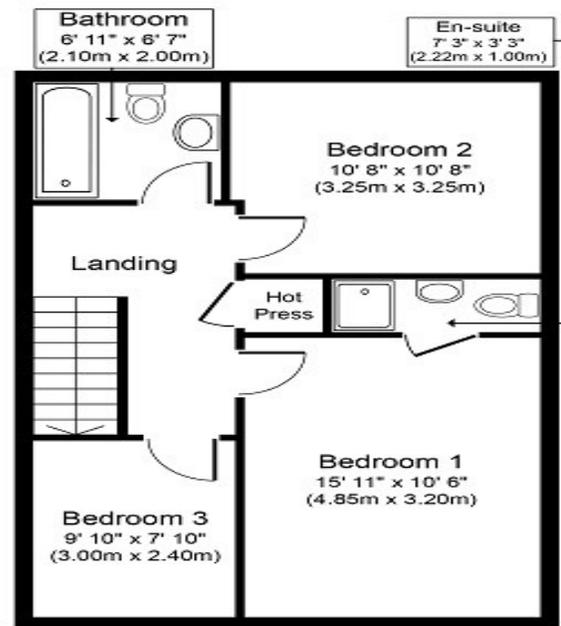
- Mid Terrace
- Gas fired central heating
- Double glazed windows
- Backing on to Castletroy Golf Club
- Guest W.C.
- Superb location
- Private garden

ACCOMMODATION

- **Entrance Hall** 2.0m x 2.0m Hardwood entrance door with leaded and stained glass side panels. Coving.
- **Living Room** 4.6m x 4.3m Fireplace with gas coal effect marble hearth and solid pine surround. Timber effect flooring. Coving. TV point. Double doors to...
- **Kitchen / Dining Room** 5.5m x 4.4m Modern fitted kitchen with ample array of eye and floor level units. Electrolux electric oven and 4 plate hob. Extractor hood and fan inset. Integrated whirlpool dishwasher. Double drainer stainless steel sink unit with mixer tap. Work top counter with tiled splashback. Timber effect flooring. Double glazed PVC french doors to the rear garden.
- **Guest W.C.** 1.5m x 1.3m W.C. Wash hand basin. Extractor Fan.
- **Utility Room** 1.6m x 1.2m Plumbed for washing machine and place for dryer. Extractor fan. Built in storage units.
- **Bedroom 1** 4.9m x 2.9m Built in wardrobes with overhead shelving.
- **Ensuite** W.C. Wash hand basin. Shower unit.
- **Bedroom 2** 3.2m x 3.2m Fitted wardrobe with overhead shelving.
- **Bedroom 3** 3.0m x 2.4m Fitted wardrobe with overhead shelving.
- **Bathroom** 2.1m x 2.0m Bath with Triton electric shower. W.C. Wash hand basin. Tiled floor. Tiled bath surround.



Ground Floor
Approximate Floor Area
538 sq. ft.
(50.0 sq. m.)



First Floor
Approximate Floor Area
538 sq. ft.
(50.0 sq. m.)

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. 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

€195,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

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.