



FOR SALE BY PRIVATE TREATY

**11 THE FORTS,
DOORADOYLE,
LIMERICK V94C1YW**

PRICE: €340,000

BER D1



DESCRIPTION

A fantastic opportunity arises to acquire this fabulous three bedroom semi detached family home in this ever popular estate of The Forts which is located close to a host of amenities to include University Hospital Limerick, The Crescent Shopping Centre, many excellent schools and sporting facilities and just a short drive from Limerick City Centre.

The property positioned at the front of the estate over looking a green area has accommodation of entrance hall, living room, kitchen / dining room, family room, guest W.C., three bedrooms main ensuite and bathroom.

No. 11 is further enhanced with a private south west facing, maintenance free rear garden with a large patio area.

Viewing is highly recommended.



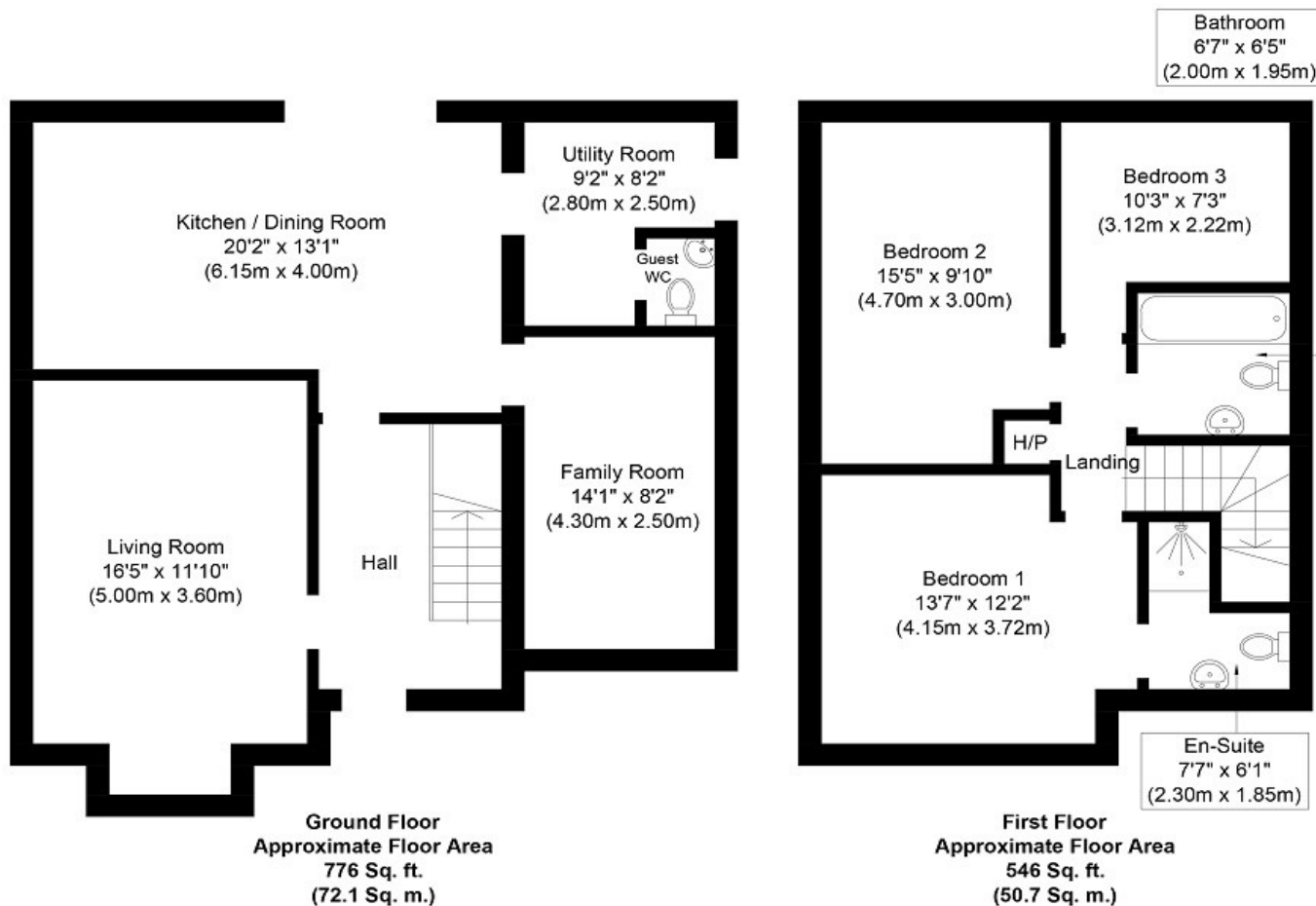


SPECIAL FEATURES

Semi detached
Gas fired central heating
Double glazed windows
South west facing rear garden
Overlooking a green to the front
Two receptions
Three bedrooms
Excellent condition
Alarm

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door with frosted glass insets. Solid oak flooring. Telephone point. Centre piece. Under stairs storage area.
- **Living Room** Feature ornate marble fireplace with cast iron and tiled inset. Marble hearth. Solid oak flooring. Centre piece and coving. Bay window. TV point.
- **Kitchen / Dining Room** Kitchen with an array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit. Creda fan oven and four plate ceramic hob. Extractor fan. Double glazed sliding patio door to rear garden.
- **Family Room** Timber flooring. TV point. Stira staircase to attic.
- **Utility Room** Single drainer stainless steel sink unit with mixer tap. Storage presses. Plumbed for washing machine and dish washer. Shelving. Door to rear garden.
- **Guest W.C.** Toilet. Wash hand basin.
- **Upstairs**
- **Landing** Hotpress with dual immersion.
- **Bedroom 1** Range of fitted wardrobes. Tongue and groove sanded and varnished floor.
- **Ensuite** Shower cubicle with Mira Elite electric shower. W.C. Wash hand basin. Tiled floor. Tiled shower cubicle.
- **Bedroom 2** Range of fitted wardrobes and vanity unit. Tongue and groove sanded and varnished floor.
- **Bedroom 3** Fitted wardrobe. Tongue and groove sanded and varnished floor.
- **Bathroom** Bath with Triton Aqua Sensation shower. Folding shower door. W.C. Wash hand basin. Tiled floor. Part tiled walls.
- **Outside** Beautifully maintained and landscaped, maintenance free, south west facing private rear garden. The rear garden has an extensive patio area and the garden is well planted with shrubs and trees. Gated side entrance way. Outside tap and light.
Front garden is part lawned and tarmacadam driveway for a number of cars.



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

€340,000

DIRECTIONS

Google Map V94C1YW

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: decourcyodwyer@propertypartners.ie

**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.