

**PROPERTY  
PARTNERS**  
DE COURCY O'DWYER

**FOR SALE**

**33 Willsbrook,  
St Nesson's Road,  
Dooradoyle  
Co. Limerick.**



**W**e are delighted to offer for sale this stunning 4/5 bed roomed detached house, presented in show-house condition throughout, with many upgrades to include new kitchen, bathroom suites, flooring, heating and insulation.

**T**his B2 energy rated home has bright and spacious accommodation comprising of entrance hallway, shower room, living room, family room, large kitchen / dining room, utility room, 4 bedrooms, main ensuite and bathroom.

**T**his magnificent home of C. 150sq.m. (C. 1615 sq. feet) benefits from triple glazing to the front, double glazing to the rear, zoned heating and solar panels.

**O**utside the property is further enhanced with front and rear gardens and benefits from a large green area to the front.

**W**e highly recommend an early viewing of this property.

**Price Guide:**

**Offers in excess of €335,000**

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## Accommodation

Accommodation	Size	Description
Entrance Hallway	5.1m x 1.8m 16'7" x 5'9"	Double panelled and insulated hardwood entrance door with double glazed frosted side windows. Porcelain tiled floor. Alarm control panel. Telephone point.
Shower Room	1.65m x 1.9m 5'4" x 6'2"	Fully tiled shower cubicle. W.C.. Wash hand basin in vanity unit. Fully tiled walls and floor. Extractor fan.
Living Room	5.65m x 4m 18'5" x 13'1"	"Stovax" solid fuel stove with output of 4.9 KW. Marble hearth. Junkers solid oak flooring. Bay window. T.V. point. Double doors to...
Kitchen / Dining Room	8.85m x 4.35m 29' x 14'3"	Modern fitted walnut shaker kitchen with an array of eye and floor level units. Multiple pull and slide drawers. Integrated Liebherr fridge and integrated Liebherr freezer. Integrated Bosch dishwasher. NEFF double oven. NEFF 4 plate ceramic hob. NEFF extractor fan. Single drainer 1 1/2 bowl stainless steel sink unit with mixer tap. Extensive tiled splashback area. Fully tiled porcelain floor. Double glazed woodgrain PVC french doors leading to rear garden. T.V. point
Utility Room	2.95m x 1.85m 9'7" x 6'	Modern fitted walnut shaker style eye and floor level units. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Vented for dryer. Porcelain tiled floor. Hardwood door with double glazed frosted glass insets leading to side and front & rear gardens.
Family Room/Bedroom 5	2.7m x 4.85m 8'9" x 15'9"	Junkers solid oak flooring. T.V. point.

## Upstairs

Landing		Hot press with dual immersion tank with 300L water capacity, heated by solar panels. Stira staircase to attic which is partially floored. Junkers solid oak flooring.
Bedroom 1	4.35m x 3.25m 14'3" x 10'7"	Range of fitted slide robes, 1 with mirrored front and all containing a variety of open shelving and hanging space. Vanity unit with overhead presses. T.V. point. Junkers solid oak flooring.
Ensuite	2.72m x 1.1m 8'9" x 3'6"	Large shower cubicle with sliding glass shower door. W.C.. Wash hand basin. Extractor fan. Fully tiled walls and floor. Under-floor heating.

## Upstairs Cont.

Accommodation	Size	Description
Bedroom 2	3.4m x 2.75m 11'2" x 9'	Range of fitted wardrobes. Vanity unity. T.V. point. Junkers solid oak flooring.
Bedroom 3	3m x 2.6m 9'8" x 8'5"	Fitted wardrobes. Junkers solid oak flooring. T.V. point.
Bedroom 4	3.1m x 2.05m 10'2" x 6'7"	Fitted wardrobes. Junkers solid oak flooring.
Bathroom	2.1m x 1.9m 6'9" x 6'2"	Bath with shower attachment. W.C.. Wash hand basin. Extractor fan. Fully tiled walls and floor.

## Special Features

- \* Detached
- \* Triple glazed windows to front
- \* Double glazed windows to rear (newly installed)
- \* GFCH
- \* Alarm
- \* Show house condition
- \* Extensive use of junkers oak flooring
- \* BER Rating: B2
- \* High quality tiling on floors and bathroom suites
- \* Zoned heating
- \* 4/5 bedrooms
- \* 3 Receptions
- \* Quiet cul de sac development
- \* Modern fitted walnut shaker kitchen
- \* Adjacent to University Hospital Limerick, Raheen Industrial Estate & The Crescent Shopping Centre



## Outside

**F**ront garden with part lawned area and tarmac driveway. Border areas with a variety of plants and shrubs. Gated side entrance to both sides. Fully walled rear garden, mainly laid to lawn. Steel garden shed. Outside lights, sockets and tap.



## “The Home of High Standards”

### Viewing strictly by appointment

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