

Accommodation	Size		Description
	M.	Ft.	
Landing			Stira staircase to the attic.
Bedroom 1	3.7m x 3.35m 12'1" x 10'9"		Wall to wall fitted wardrobes with over-head presses. Vanity unit.
Bedroom 2	4.25m x 3.45m 13'9" x 11'3"		Range of fitted wardrobes and over-head presses.
Bedroom 3	3.25m x 2.4 m 10'6" x 7'8"		
Bathroom	2.25m x 1.95m 7' 3" x 6'3"		Bath. Electric shower. W.C. Wash hand basin.

Outside

Fully walled lawned rear garden. Garden shed of block construction. Walled front garden. Part lawned. Pedestrian access and gated driveway.



"The Home of High Standards"

PRSA Licence 002371

Viewing strictly by appointment

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68 Lynwood Park,
St. Patrick's Road,
Limerick.

Price

Region €165,000

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We are delighted to offer for sale this spacious three bedroom semi detached family home located just off St. Patrick's Road in this mature and sought after residential estate.

The accommodation whilst needing upgrading offers spacious accommodation to include entrance hallway, living room, sitting room, kitchen/dining room, utility room, three bedrooms, bathroom and garage.

This property has the added advantage of a large rear garden with a good size workshop to the rear and a front garden with off street parking.

An early viewing of this property is highly recommended.

Special Features

- * Semi-detached
- * Oil Fired Central Heating
- * Double glazed windows
- * 3 double bedrooms
- * Two reception rooms
- * Good sized rear garden
- * Off street parking
- * Garage
- * Close proximity to city centre
- * C.132 sq. m. (1,420 sq. ft.) including garage



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	4.35m x 2m 14'2" x 6'5"		Bronze aluminium entrance door with frosted glass inset. Timber floor. Understairs storage.
Living Room	4m x 3.35 m 13'1" x 10'9"		Tiled fireplace. TV Point.
Sitting Room	4.25m x 3.4m 13'9" x 11'1"		Tiled fireplace. Fitted TV cabinet. TV Point.
Kitchen/Dining room	5.55m x 2.45m 18'2" x 8'0"		Double drainer stainless steel sink unit with mixer tap. Eye and floor level units. Breakfast counter.
Utility Room	3.4m x 1.8 m 11'1" x 5'9"		Plumbed for washing machine. Vented for dryer.
Garage	7.45m x 3.1m 23'4" x 10'1"		Double doors.