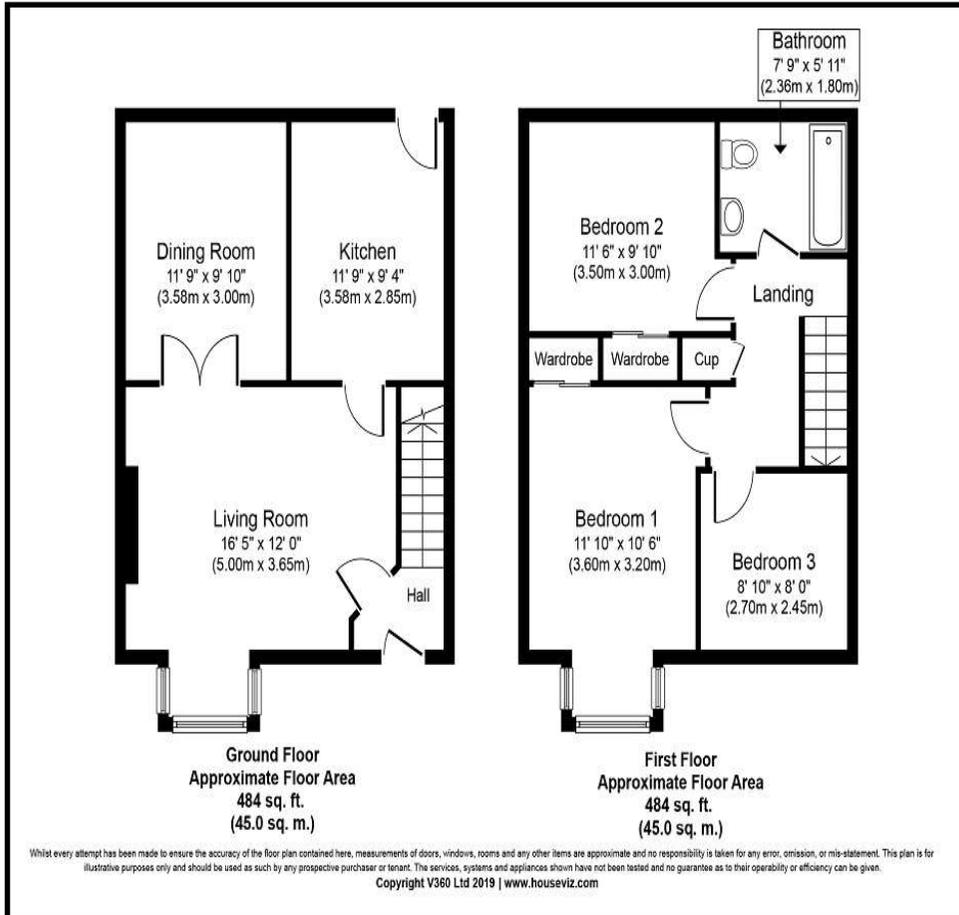


Outside

Front garden is part lawned and planted with a variety of maturing plants and shrubs. Tarmacademed driveway. Garage space to side suitable to extend subject to Planning Permission. South east facing rear garden, hedged to both sides. Rear garden is mainly laid to lawn with patio area and offers complete privacy. Outside tap and light. Garden shed.



Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

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**PROPERTY
PARTNERS**
DE COURCY O'DWYER

FOR SALE

**33 Willow Park,
Raheen,
Limerick.**



Price Guide

Region: €210,000

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

A great opportunity arises to acquire this 3 bedroomed semi detached property located in this popular mature estate close to a host of amenities including Raheen Industrial Estate, University Hospital Limerick, Crescent Shopping Centre and many popular national and secondary schools.

The property which has been very well maintained by its current owners comprises of entrance hallway, living room, kitchen, dining room, 3 bedrooms and bathroom.

Outside the property is further complimented with a mature private rear garden, front garden with off street parking and a garage space to the side which would be suitable for an extension subject to the necessary planning permission.

A viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Double glazed windows
- * Oil fired & Solid fuel heating
- * Cul de sac
- * Garage space to side
- * C. 90 Sq. M. (970 Sq. Ft.)
- * Potential to extend subject to PP
- * Private rear garden
- * BER:



Accommodation

Accommodation	Size M. Ft.	Description
Entrance Hallway		White aluminium entrance door with double glazed frosted glass inset. Tiled floor.
Living Room	5.0m x 3.65 m 16'5" x 12'0"	Feature cast iron fireplace with ornate pine surround. Marble hearth. Solid oak flooring. Large bay window. TV point. Double glass panelled doors to...
Dining Room	3.58 m x 3.0 m 11'9" x 9'10"	Timber flooring.
Kitchen	3.58 m x 2.85 m 11'9" x 9'4"	Range of fitted eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Fully tiled floor. Plumbed for washing machine. White PVC door with double glazed frosted inset leading to rear garden.

Upstairs

Bathroom	2.36 m x 1.80 m 7'9"x 5'11"	Bath. W.C. Wash hand basin. Fully tiled walls and floor.
Bedroom 1	3.6 m x 3.2 m 11'10" x 10'6"	Fitted wardrobes. Large bay window. Sanded and varnished tounge and groove flooring.
Bedroom 2	3.5 m x 3 m 11'6" x 9'10"	Fitted wardrobes. Sanded and varnished tounge and groove flooring.
Bedroom 3	2.70 m x 2.45 m 8'10" x 8'0"	Fitted wardrobe. Timber flooring.