

**PROPERTY  
PARTNERS**

**DE COURCY O'DWYER**

## FOR SALE

**15 The Orchards,  
Castletroy,  
Limerick.**



**W**e are delighted to offer for sale this semi detached property ideally located within close proximity to UL and the National Technological Park.

**T**he accommodation comprises of entrance hallway, living room / dining room, kitchen, 2 double bedrooms and bathroom. The property is complimented by a south facing rear garden and a large side garden suitable for an extension subject to Planning Permission.

### Price Guide:

Region €160,000

Barrack House, O'Connell Avenue, Limerick.

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## Accommodation

Accommodation	Size	Description
Entrance Hallway		PVC entrance door. Solid timber flooring. Understairs storage area.
Kitchen	2.88m x 2.15m 9'4" x 7'0"	Array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor. Recessed lighting.
Living Room / Dining Room	5m x 3.85m 16'4" x 12'6"	Feature fireplace with cast iron inset and back boiler. Solid timber flooring. TV Point. Double glazed PVC french doors to rear garden.

## Upstairs

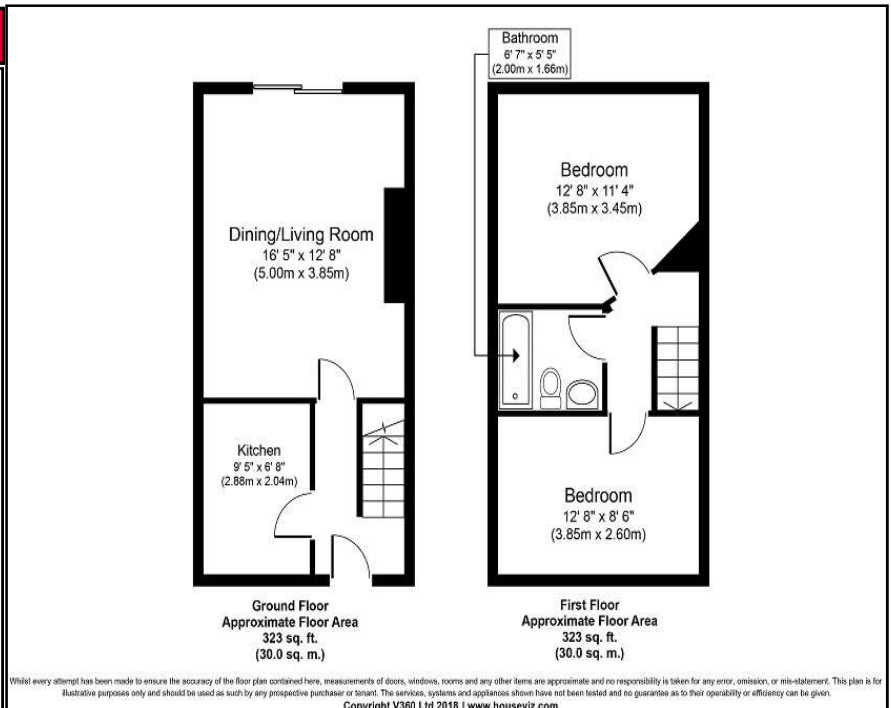
Landing		Hotpress with dual immersion.
Bathroom	1.66m x 2.0m 5'4" x 6'5"	Bath with Triton T90 XR electric shower & glass shower door. WC. WHB. Tiled floor & part tiled walls.
Bedroom 1	3.85m x 3.45m 12'6" x 11'3"	Range of fitted wardrobes. Timber flooring. Telephone point.
Bedroom 2	2.6m x 3.85m 8'5" x 12'6"	Fitted wardrobe. Timber flooring.

## Outside

Front garden with tarmacademed driveway for 3 cars. C. 5m side garden suitable for an extension subject to the necessary planning permission. South facing rear garden part lawned and part patio area.

## Special Features

- \* Semi detached
- \* Oil fired / solid fuel central heating
- \* Double glazed windows
- \* 2 double bedrooms
- \* Full brick facade
- \* Large side to the property suitable for extension subject to PP
- \* Adjacent to UL
- \* Suitable for first time buyer or investor
- \* South facing rear garden
- \* C. 63.5 Sq. M. (685 Sq. Ft.)



# "The Home of High Standards"

Viewing strictly by appointment

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