

## Accommodation Upstairs

| Accommodation        | Size                       |     | Description  |
|----------------------|----------------------------|-----|--|
|                      | M.                         | Ft. |  |
| Landing              |                            |     | Hotpress with dual immersion.  |
| Bedroom 1<br>Ensuite | 4.6m x 3m<br>15'1" x 9'8"  |     | Built-in wardrobe. Laminate flooring.<br>Fully tiled shower cubicle. W.C. and wash hand basin. Shower cubicle with new Mira electric shower. |
| Bedroom 2            | 3.3m x 3m<br>10'8" x 9'8"  |     | Built-in wardrobe. Laminate flooring.  |
| Bedroom 3            | 2.7m x 2.3m<br>8'9" x 7'5" |     | Built-in shelving. Laminate flooring.  |
| Bathroom             | 2.1m x 1.9m<br>6'9" x 6'2" |     | Bath with showerhead. Glass shower door. w.c. and wash hand basin. Fully tiled floor. Part tiled walls.                                      |

## Outside

Front garden part lawned and tarmacadamed driveway. Side access to rear private garden with timber shed.

## “The Home of High Standards”

Viewing strictly by appointment PRSA Licence 002371

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193 Glanntan,  
Golf Links Road, Castletroy,  
Co. Limerick.

## Price

Region €205,000

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

We are delighted to offer for sale this well presented 3 bedroom family home. This property is ideally located on Old School House Road, just off the Golf Links Road and close to Monaleen National School, Castletroy College, University Limerick, The National Technological Park, Monaleen GAA Club and many other amenities.

The bright and attractive accommodation comprises of entrance hallway, living room, kitchen / dining room, guest w.c., 3 bedrooms (main ensuite) and bathroom.

The property is further complimented with a front garden with off-street parking for 2 cars and side access to a private rear garden.

A viewing of this property, is highly recommended.

### Special Features

- \* Semi detached
- \* Gas fired central heating
- \* Alarm
- \* Double glazed windows
- \* 3 bedrooms
- \* Green area to front
- \* Good condition throughout
- \* Private rear garden
- \* Modern high standard kitchen
- \* Ensuite
- \* Guest w.c.
- \* Gross internal area C. 1033 sq.ft.
- \* **BER Rating: C3**



| Accommodation         |                              |     |  |
|-----------------------|------------------------------|-----|--|
| Accommodation         | Size                         |     | Description  |
|                       | M.                           | Ft. |  |
| Entrance Hallway      | 5.2m x 2m<br>17'1" x 6'6"    |     | Hardwood entrance door. Alarm point. Understairs storage. Telephone point.   |
| Living Room           | 4.6m x 3.4m<br>15'1" x 11'1" |     | Feature fireplace with gas coal effect fire. Marble hearth with timber surround. Coving. Timber flooring. T.V. point. Double doors to...   |
| Kitchen / Dining Room | 5.4m x 4m<br>17'7" x 13'1"   |     | Modern fitted timber kitchen with ample array of eye and floor level units. Three cutlery drawers. Creda electric oven. Hotpoint four plate hob. Carved extractor hood. 1.5 bowl stainless steel sink unit with mixer tap. Fully tiled. Double doors leading to rear garden. |
| Guest W.C.            |                              |     | W.C. and wash hand basin. Tiled floor.   |

