

| Accommodation | Size                         |     | Description  |
|---------------|------------------------------|-----|--|
|               | M.                           | Ft. |  |
| Landing       |                              |     | Hot press with dual immersion.   |
| Bedroom 1     | 4.5m x 3.36m<br>14'8" x 11'  |     | Fitted wardrobes with overhead presses.  |
| Bedroom 2     | 4.58m x 3.25m<br>15' x 10'7" |     | Fitted wardrobes with overhead presses.  |
| Bedroom 3     | 2.4m x 2.9m<br>7'9" x 9'5"   |     | Fitted wardrobes with overhead presses.  |
| Bathroom      | 2.36m x 1.67m<br>7'7" x 5'5" |     | Bath with Mira Elec 8.3 Supreme electric shower. W.C. and wash hand basin in vanity unit. Fully tiled walls. |

### Outside

Fully walled large front garden mainly laid to lawn with gated driveway. To the rear there is a mainly walled and part hedged private south facing rear garden mainly laid to lawn with border areas with maturing plants and shrubs. 2 gated side entrance way and outside tap.



**21 Blackthorn Drive,  
Caherdavin,  
Limerick.**

PRSA Licence 002371

**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.

**Price**

Region €149,000

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

We are delighted to offer for sale, this substantial detached residence in a prime location adjacent to Caherdavin National School and Church and within close proximity to The Jetland Shopping Centre and the City Centre.

The bright airy and spacious accommodation consists of entrance porch, entrance hallway, living room, dining room, kitchen, utility room, 3 bedrooms, bathroom and garage.

The property is further complimented by a fine front garden with driveway, off street parking and a private south facing rear garden.

A viewing of this property is highly recommended.

#### Special Features

- \* Detached
- \* Double glazed windows
- \* Alarm
- \* 2 Reception rooms
- \* Private south facing rear garden
- \* Extra large front garden
- \* Oil fired central heating
- \* Superb location
- \* Adjacent to Caherdavin National School and Caherdavin Church
- \* Close proximity to Jetland Shopping Centre
- \* BER Rating: G



| Downstairs       |                                 |     |  |
|------------------|---------------------------------|-----|--|
| Accommodation    | Size                            |     | Description  |
|                  | M.                              | Ft. |  |
| Entrance Porch   |                                 |     | Aluminium sliding storm porch door. Porch light  |
| Entrance Hallway | 3.35m x 1.95m<br>10'10" x 12'5" |     | Telephone point. Alarm point.  |
| Living Room      | 4.35m x 3.4m<br>14'3" x 11'1"   |     | Feature brick fireplace with tiled hearth and open fireplace. Double doors leading to .....  |
| Dining Room      | 3.78m x 3.25m<br>12'4" x 10'7"  |     | Feature brick fireplace with tiled hearth and open fire.   |
| Kitchen          | 3.84m x 2.5m<br>12'6" x 8'2"    |     | Solid oak fitted kitchen with array of eye and floor level units, four cutlery drawers, double drainer stainless steel sink unit with mixer tap and tiled splashback area. Door to ... |
| Utility Room     | 2.44m x 2.8m<br>8' x 9'2"       |     |  |
| Garage           | 5.3m x 2.45m<br>17'4" x 8'      |     | with aluminium up and over door.   |