

Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress with dual immersion.
Bedroom 1	4.32 m x 3.6 m 14'2" x 11'8"		Double built in wardrobes. TV point. Tongue & grooved sanded & varnished floor.
Ensuite	2.66 m x 1.7 m 8'7" x 5'5"		Shower cubicle with Triton T90i electric shower. WC Wash hand basin. Fully tiled walls & floor. Extractor fan.
Bedroom 2	3.8 m x 3.1 m 12'5" x 10'2"		Fitted wardrobes. Tongue & grooved sanded & varnished floor.
Bedroom 3	3.25 m x 3.6 m 10'7" x 11'9"		Fitted wardrobe. Tongue & grooved sanded & varnished floor.
Bedroom 4	2.46 m x 3.7 m 8'1" x 12'2"		Fitted wardrobe. Tongue & grooved sanded & varnished floor.
Bathroom	2.7 m x 1.9 m 8'9" x 6'2"		Bath with electric shower. WC Wash hand basin.. Fully tiled walls & floor.
Attic Room 1	2.9 m x 4.3 m 9'5" x 14'1"		
Attic Room 2	3.0 m x 4.2 m 9'8" x 13'8"		

Outside

Front garden part lawned & tarmacadamed driveway. Gated side entrance way. South west facing rear garden fully walled. Patio area.



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.



14 Log na gCapall,
South Circular Road,
Limerick.

Price

Region €240,000

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

We are delighted to introduce for sale this fabulous four bedroom family home located in this ever popular residential estate close to the city centre, Mary Immaculate College and a host of other amenities to include schools, shops, public transport.

The bright, spacious and well cared for accommodation of this property comprises of entrance hallway, guest WC, living room, kitchen/dining room, utility room, four bedrooms (main ensuite), bathroom and two attic rooms.

Outside the property is further enhanced by a fully walled south west facing rear garden, a front garden with off street parking & a very large green area to the front. Viewing of this property is recommended.

Special Features

- * Semi-detached
- *c.1550 Sq. Ft. (144 Sq. M.)
(not including attic conversion)
- *Gas fired central heating
- *Alarm
- *Double glazed windows
- *Ensuite
- *South west facing rear garden
- *Overlooking green area to the front
- *Attic conversion
- *BER: C3



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	5.9 m x 2.5 m 19'4" x 8'2"		Hardwood entrance door. Solid timber flooring. Alarm point.
Guest WC	1.7 m x 0.75 m 5'6" x 2'5"		WC Wash hand basin. Fully tiled walls & floor.
Living Room	4.75 m x 5.55 m 15'6" x 18'2"		Feature open cast iron fireplace with mahogany ornate surround. Centre piece & coving. TV point.
Dining Room	4.6 m x 4.25 m 15'1" x 13'9"		Hardwood flooring. TV point. Double glazed sliding patio door to rear garden.
Kitchen	4.45 m x 3.2 m 14'6" x 10'5"		Modern fitted kitchen with array of eye & floor level units. Display cabinets. Four cutlery drawers. Two pot drawers. Creda double oven & four plate ceramic hob. Extractor fan. Breakfast counter. Fully tiled floor. Door to...
Utility Room	1.8 m x 1.85 m 5'9" x 6'1"		Plumbed for washing machine. Vented for dryer. Tiled floor. Door to rear garden.