

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress with dual immersion and recessed lighting.
Bedroom 1	4.6m x 3.6m 15' x 11'8"		Range of fitted wardrobes. T.V. Point. Bay window. Recessed lighting. Coving.
Ensuite	2.4m x 1.65m 7'9" x 5'4"		Fully tiled shower cubicle with Aqua 9000 Excel Electric shower. W.C. Wash hand basin. Extractor fan.
Bedroom 2	3.4m x 3.5m 11'2" x 11'5"		Range of fitted wardrobes.
Bedroom 3	2.6m x 3.1m 8'5" x 10'2"		
Bathroom	2.6m x 1.9m 8'5" x 6'2"		Fully tiled bathroom suite. Bath with centered telephone shower attachment. W.C. Wash hand basin. Coving. Towel holder radiator.

Outside

Front garden is mainly laid to lawn with cobblelock driveway. Outside to the rear is a fully fenced south west facing rear garden mainly laid to lawn with raised deck. Mature plants and trees. Outside tap and light. Large garden shed and gated side entranceway.

Viewing strictly by appointment

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**26 The Brambles,
Huntsfield,
Dooradoyle, Limerick.**

Price

Region €195,000

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

We are extremely pleased to offer for sale this magnificent spacious family home in a mature cul-de-sac location adjacent to a host of amenities that include The Crescent Shopping Centre, University Hospital Limerick, Limerick City and County Council Offices along with a number of excellent schools.

The bright spacious and well cared for accommodation is in turn-key condition and comprises of entrance hallway, guest w.c., living room, kitchen / dining room, utility room, 3 / 4 bedrooms (main ensuite) and bathroom.

Outside the property is further complimented by a front garden with off street parking and a south west facing mature rear garden with raised deck area.

Viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Double glazed windows
- * GFCH
- * Excellent decorative condition
- * Alarm
- * 3/4 bedrooms
- * Generous proportioned rooms throughout
- * Cobblelock driveway
- * Cul de sac
- * South West facing rear garden with raised deck
- * Utility room, Guest w.c.
- * Wooden shed
- * Ensuite
- * Adjacent to Crescent Comprehensive, Limerick City and County Council Offices, Crescent Shopping Centre, University of Limerick, Gaelscoil, Garryowen and Old Crescent RFC
- * BER Rating: D1



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Entrance Hallway	4.36m x 2.7m 14'3" x 8'9"	Hardwood entrance door. Timber flooring. Telephone point. Alarm point.
Guest W.C.	1.7m x 1.3m 5'6" x 4'3"	W.C. and wash hand basin. Extractor fan. Dado rail. Centrepiece.
Living Room	5.4m x 3.95m 17'7" x 12'9"	Feature ornate Mahogany fireplace with open fire and marble hearth. Centre piece and coving. T.V. point. Large bay window. Double doors leading to ...
Kitchen / Dining Room	6m x 3.5m 19'7" x 11'5"	Bright spacious kitchen with ample array of eye and floor level units. Display presses. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Double oven with four plate ceramic hob and extractor fan. Plumbed for dishwasher. Centre piece and coving in dining area. Double glazed sliding patio door to rear decking.
Utility Room	2.5m x 1.53m 8'2" x 5'	Plumbed for washing machine. Vented for dryer. Baxi gas boiler. Tiled floor. Hardwood glass pannelled door to rear garden.
Family Room / Bedroom 4	4.8m x 2.5m 15'7" x 8'2"	Recessed lighting.