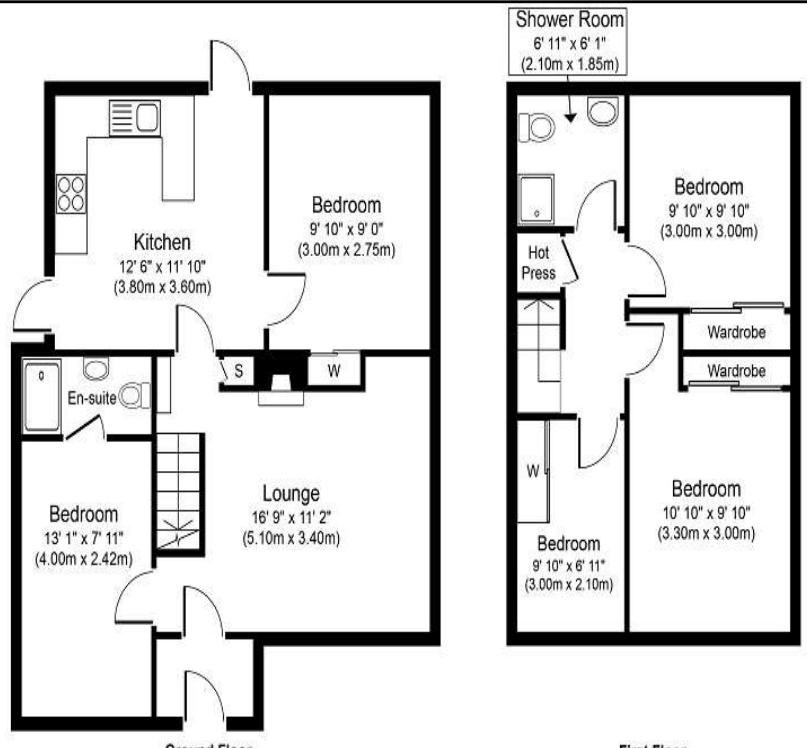


Outside

Front garden mainly laid to lawn with cobblelock driveway. Private rear garden mainly laid to lawn.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing strictly by appointment

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**PROPERTY
PARTNERS**
DE COURCY O'DWYER

For Sale

**324 Willow Close,
Elm Park, Castletroy,
Limerick.**



Price

Region €192,500

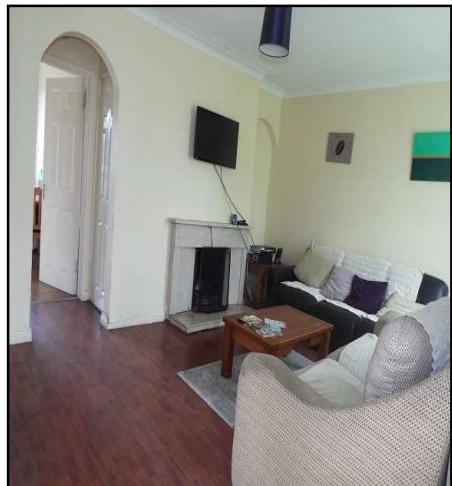
Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We are delighted to offer for sale this five bed roomed semi detached property located on a corner site just off the main through road within Elm Park. Elm Park is located directly opposite the University of Limerick and within close proximity to the National Technology Park along with a host of services and amenities.

Internally the property is well laid out, whilst externally there is a large off-street cobblelock driveway to the front and a good sized private rear garden.

SPECIAL FEATURES

- * Semi detached.
- * Oil fired central heating.
- * Double glazed PVC windows.
- * 5 bedrooms.
- * Cobblelock drive.
- * Corner site.
- * Very close proximity to the University of Limerick
- * Ideal investment property.
- * Floor area approx. 100 sq.m.
- * BER Rating: TBC.



Accommodation

| Accommodation | Size M. Ft. | Description |
|---------------|------------------------------|---|
| Entrance Hall | 1.8 m x 1.1 m 5'9" x 3'6" | |
| Living Room | 5.1 x 3.3m 16'7" x 10'8" | |
| Bedroom 1 | 3.6m x 2.7m 11'8" x 8'9" | |
| Kitchen Area | 3.8m x 3.5m 12'5" x 11'5" | Built in wall and floor units. Fully tiled walls. Door to back garden. |
| Bedroom 2 | 5m x 2.43m 16'4" x 7'9" | Ensuite |

UPSTAIRS

| | | |
|-------------|-------------------------------|--|
| Shower Room | 2.1 m x 1.85 m 6'8" x 6'0" | Electric shower. W.C. and wash hand basin. |
| Bedroom 3 | 3 m x 3m 9'8" x 9'8" | Built in wardrobe. |
| Bedroom 4 | 3.35m x 3m 10'9" x 9'8" | Built in wardrobe. |
| Bedroom 5 | 2.1m x 2.9m 6'8" x 9'5" | Built in wardrobe. |