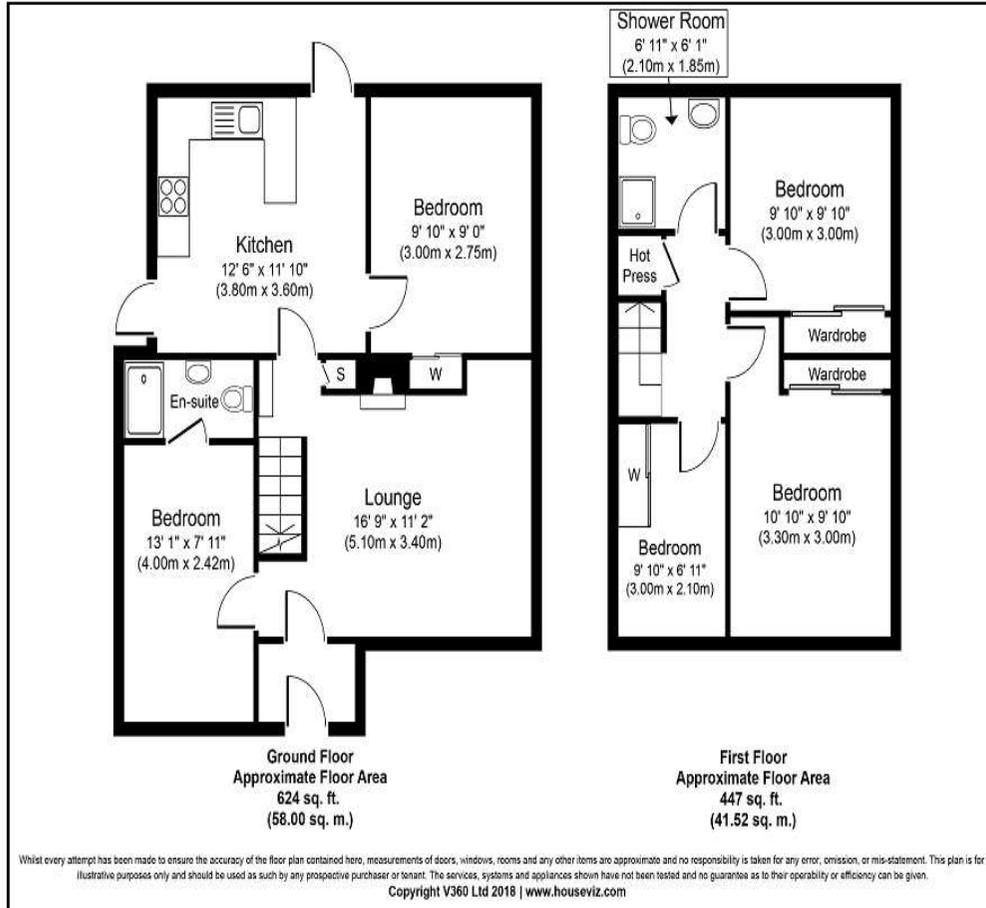


## Outside

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



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.

PRSA Licence 002371

**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](mailto:decourcyodwyer@propertypartners.ie)

We are delighted to offer for sale this five bedroomed 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.