

## Outside

Front garden mainly laid to lawn with tarmac driveway for 2 cars. Fully walled west facing rear garden mainly laid to lawn. Outside light.



## “The Home of High Standards”

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



14 The Forts,  
Dooradoyle,  
Limerick.

### Price

Region €150,000

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

Attention 1st Home Buyers / Investors. We are delighted to offer for sale this superbly located townhouse in this popular modern residential development.

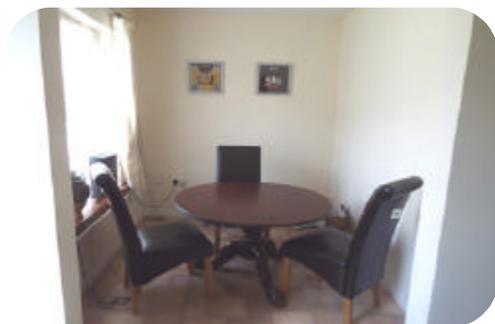
Within close proximity to Crescent Shopping Centre, Limerick City and County Council Offices and University Hospital Limerick, along with all other essential amenities, this property in our opinion is a must see.

The accommodation comprises of Entrance Hallway, Living room, Dining room, Kitchen, 2 bedrooms and bathroom.

Outside the property is further enhanced by a west facing rear garden and a front garden with off-street parking.

#### Special Features

- \* Mid Terrace
- \* Gas fired central heating
- \* Alarm
- \* BER: D1
- \* Cul de sac
- \* Double glazed PVC windows
- \* Excellent location
- \* 2 Reception rooms
- \* Ideal starter home or Investment
- \* Adjacent to University Hospital Limerick, Crescent Shopping Centre and Limerick City and County Council Offices.



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	3.6m x 1.95m 11'8" x 6'4"	Hardwood entrance door with frosted leaded and stained glass inset. Centre piece. Alarm point. Telephone point.
Living Room	3.75m x 3.6m 12'3" x 11'8"	Feature cast-iron fireplace with tiled inset, marble hearth and ornate surround. Gas coal effect fire inset. Centre piece and coving. T.V. point.
Dining Room	2.75m x 2.12m 9' x 6'9"	T.V. point
Kitchen	2.75m x 3.8m 9' x 12'5"	Modern fitted oak kitchen with an array of eye-level units. 4 cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Under stairs storage area. Door to rear garden.
Upstairs		
Landing		Hot press with dual immersion.
Bathroom	2m x 2.25m 6'6" x 7'4"	Bath with Mira Elite electric shower with folding shower door. W.C. Wash hand basin. Tiled bath round.
Bedroom 1	4.55m x 2.6m 14'9" x 8'5"	Fitted wardrobe. Vanity unit. T.V. point.
Bedroom 2	2.75m x 3m 9' x 9'8"	Range of fitted wardrobes. Vanity unit.