

Upstairs			
Accommodation	Size		Description
	M.	Ft.	
Bathroom	1.85 m x 2.15 m 6'1" x 7'1"		Bath with Chrome telephone shower attachment. Glass shower door. WC Wash hand basin. Vanity unit. Fully tiled walls & floor.
Bedroom 1	3.46 m x 3.35 m 11'4" x 11'		Extensive range of modern fitted wardrobes with overhead presses. TV point.
Bedroom 2	2.8 m x 4.0 m 9'2" x 13'1"		Fitted wardrobes.
Bedroom 3	2.8 m x 2.55 m 9'2" x 8'4"		Range of fitted wardrobes.
Attic Room	5.4 m x 4.15 m 17'7" x 13'6"		Recessed lighting. Velux window.

Outside

Fully walled front garden part lawned. Tarmacadamed & cobble locked driveway for two cars. Double wrought iron entrance gates. Gated side entrance way. Fully walled rear garden mainly laid to lawn. Garage space to side ideal for an extension subject to the necessary planning permission.



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



PROPERTY PARTNERS

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**34 Abbeylock,
Corbally,
Limerick.**

Price

Region €157,500

Barrack House, O' Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartner

A fine opportunity arises to acquire this superbly presented semi detached home located within a few minutes drive of the city centre and with nearby amenities to include Grove Island Shopping and Leisure Centre, public transport and schools.

Accommodation of this upgraded and extended property comprises of entrance hallway, guest WC, living room, kitchen/dining room, sun lounge, three bedrooms, attic room and bathroom.

The property is further enhanced by a private rear garden and a front garden with off street parking.

Special Features

- * Semi-detached
- * Double glazed windows
- * Gas fired central heating
- * Alarm
- * Attic conversion
- * Sun Lounge
- * Garage space to side
- * Suitable for extension subject to pp
- * End of cul de sac
- * Excellent decorative condition
- * Modern fitted kitchen



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Porch			Double glazed PVC French doors. Porch light. Tiled floor.
Entrance Hallway	5.2 m x 1.8 m 17'1" x 5'9"		PVC door with frosted glass inset. Tiled floor. Telephone point. Alarm point. Under storage area.
Guest WC	1.78 m x 0.8 m 5'8" x 2'6"		Guest WC Wash hand basin
Living Room	5.5 m x 3.5 m 18' x 11'5"		Feature fireplace with cast iron inset, marble hearth & gas effect fire. Large bay window TV point. Solid oak floor. glass panelled teak door opening to...
Kitchen/Dining Room	5.4 m x 3.4 m 17'7" x 11'2"		Extensive range of modern kitchen units with array of floor level units, four cutlery drawers. Single drainer 1 bowl stainless steel sink with mixer tap. Tiled splash Fully tiled floor. Plumbed washing machine. Electric oven & Belling hob. Stainless steel extra fan.
Sun Lounge	3.55 m x 3.5 m 11'7" x 11'5"		Fully tiled floor. Pine ceiling Double glazed PVC French doors to rear garden.

