



FOR SALE BY PRIVATE TREATY

**RATHPEAKE,
5 HAZELDENE DRIVE,
ENNIS ROAD,
LIMERICK V94RP8P**

PRICE: €320,000



DESCRIPTION

We are delighted to offer for sale this substantial semi detached property in a prime location off the Ennis Road within close proximity to the city centre, Limerick Lawn Tennis Club, TUS, Thomond Park, the Gaelic Grounds and the Jetland S.C.

This well maintained extended property comprises of entrance hall, sitting room, living room, kitchen / dining room, three bedrooms, bathroom, utility room and garage.

Outside the property has a mature south west facing and well stocked garden to the rear and a large front garden with ample off street parking to the front. The property offers great scope to extend further both to the side and rear subject to any necessary planning permissions.

A viewing of this home is highly recommended.



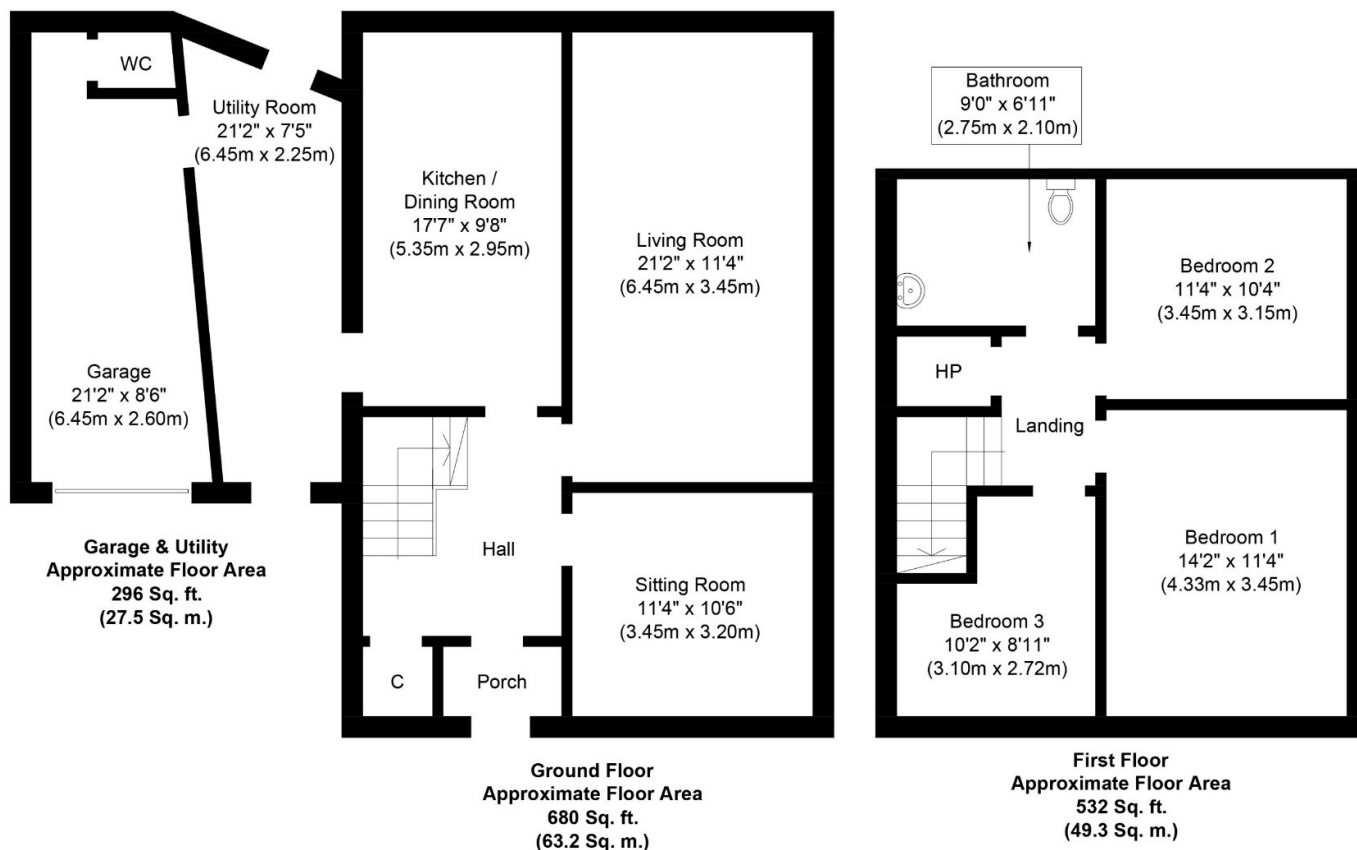


SPECIAL FEATURES

Semi detached.
 Oil fired central heating
 Double glazed windows
 Garage
 South west facing private rear garden
 Excellent potential to extend subject to PP
 Close proximity to the city centre, Limerick Lawn
 Tennis Club, Jetland SC, Thomond Park, TUS and the
 Gaelic Grounds

ACCOMMODATION

- **Entrance Porch** Double glazed PVC sliding storm porch door. Tiled porch.
- **Entrance Hallway** Wood grain PVC entrance door with frosted and leaded glass inset. Cloaks closet. Understairs storage. Telephone point.
- **Sitting Room** Feature tiled open fireplace. TV point.
- **Living Room** Extended living room. Tiled fireplace. TV point.
- **Kitchen / Dining Room** Extended kitchen. Array of floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Pantry. Door to utility.
- **Utility** Door to front and rear garden. Door to garage.
- **Garage** Double teak entrance doors. Plumbed for washing machine. W.C.
- **Upstairs** Landing. Hotpress with dual immersion. Access to attic via stira staircase.
- **Bathroom** Bath. W.C. Wash hand basin. Part tiled walls.
- **Bedroom 1** Range of fitted wardrobes.
- **Bedroom 2** Range of fitted wardrobes. Vanity unit with overhead presses and drawers. TV point.
- **Bedroom 3** Fitted wardrobe.
- **Outside** Fully walled south west facing mature rear garden which is well stocked with a variety of plants, shrubs and trees. Extensive lawned area. Patio area. Outside tap and light. Walled front garden with ample off street parking. Part lawn area. Well stocked borders with a variety of shrubs and plants.



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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PRICE

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DIRECTIONS

Google Map: V94RP8P

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.