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16 Silverbirch Grove,
Dooradoyle,
Limerick.

We are delighted to introduce for sale this well positioned property which is located opposite the Crescent Shopping Centre, adjacent to Limerick City and County Council Offices and within close proximity of The University Hospital Limerick.

The property which is currently let would make for an ideal investment or indeed a great starter home.

The accommodation comprises of entrance hallway, living room, kitchen / dining room, 3 bedrooms, main ensuite and bathroom.

Outside there is a front garden with off street parking and to the rear there is a large south facing walled rear garden mainly laid to lawn.

Price

Region €139,950

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 **Email** decourcyodwyer@propertypartners.ie

Accommodation

Accommodation	Size	Description
Entrance Hallway		Hardwood entrance door.
Living Room		Feature fireplace
Kitchen		Fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Double glazed sliding patio door to rear garden.

Upstairs

Bedroom 1		
Ensuite		Shower, W.C. and wash hand basin.
Bedroom 2		
Bedroom 3		
Bathroom		Bath. W.C. & Wash hand basin.

Outside

Fully walled south facing rear garden. Walled front garden with off street parking.

Special Features

- * Mid terrace
- * Red brick
- * Double glazed windows
- * South facing rear garden
- * Opposite Crescent Shopping Centre, adjacent to Limerick City and County Council Offices
- * Ideal investment / 1st time buyer home.
- * **BER Rating: D1**



PRSA Licence 002371

Viewing strictly by appointment

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