



FOR SALE BY PRIVATE TREATY

**ÁRAS MHUIRE
37 BROOKVILLE GARDENS,
CLAREVIEW,
LIMERICK V94VYK4**

PRICE: €240,000





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this well positioned three bed roomed semi detached property which is directly across from the entrance to TUS and within a short distance of Limerick city, Thomond Park and the Gaelic Grounds.

Accommodation comprises of entrance porch, entrance hallway, guest w.c., living room, family room, dining room, kitchen, three bedrooms, shower room and garage which is partially converted.

It is our opinion that this would make for a fine investment home or indeed owner occupier use.

A viewing of this property is highly recommended.



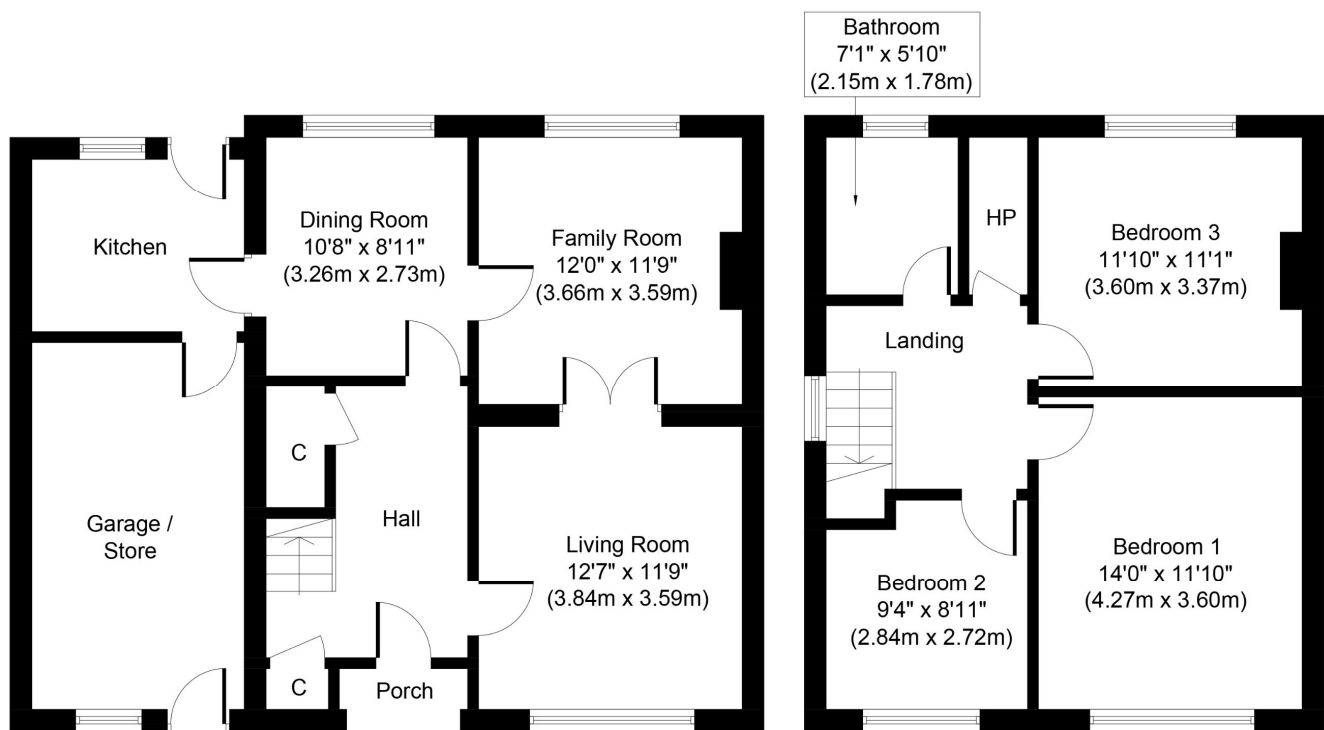


SPECIAL FEATURES

- Semi detached
- Double glazed windows
- Oil fired central heating
- Garage already partly converted with own door entrance, front window and heating
- South west facing rear garden
- Located directly opposite TUS
- Great investment or owner occupier opportunity

ACCOMMODATION

- | | |
|---------------------------|--|
| • Entrance Porch | Aluminium sliding porch door. Tiled floor. Porch light. |
| • Entrance Hallway | Hardwood and glass panelled entrance door. Telephone point. |
| • Guest W.C. | W.C. W.H.B. Extractor fan. Fully tiled walls and floor. Cloaks closet. |
| • Living Room | Double doors leading to... |
| • Family Room | Feature brick fireplace. |
| • Dining Room | |
| • Kitchen | One and half bowl Franke sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Worktop space. Tiled floor. |
| • Upstairs | Landing. Hotpress with dual immersion. |
| • Shower Room | Shower with Mira Sport electric shower. W.C. W.H.B. Fully tiled walls and floor. |
| • Bedroom 1 | Fitted wardrobes. |
| • Bedroom 2 | Fitted wardrobes. |
| • Bedroom 3 | Fitted wardrobes. |
| • Garage | Own door entrance suitable for conversion. |
| • Outside | Fully walled south west facing rear garden mainly laid to lawn. Walled and railed front garden, part lawned and driveway for two cars. |



Ground Floor
Approximate Floor Area
(Excluding Garage / Store / Kitchen)
546 Sq. ft.
(50.7 Sq. m.)

First Floor
Approximate Floor Area
546 Sq. ft.
(50.7 Sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

€240,000

DIRECTIONS

Google Map: V94VYK4

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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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.