



**FOR SALE**

**11 WILLOW AVENUE,  
CAHERDAVIN,  
LIMERICK V94T9DD**

**PRICE: €290,000**

**BER D2**



## DESCRIPTION

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Property Partners de Courcy O Dwyer are pleased to introduce for sale this extended family home which is located in a mature residential suburb close to a host of amenities to include The Gaelic Grounds, Thomond Park, Jetland Shopping Centre and just a short drive to Limerick city.

The spacious accommodation comprises of entrance hall, living room, dining room, kitchen/breakfast room, utility room, guest w.c., sitting room, three bedrooms and shower room.

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

A viewing of this property is highly recommended.





## SPECIAL FEATURES

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Semi detached

Double glazed windows

Oil fired central heating

West facing rear garden

3 Receptions

3 Bedrooms

Adjacent to Caherdavin National School and Caherdavin Church

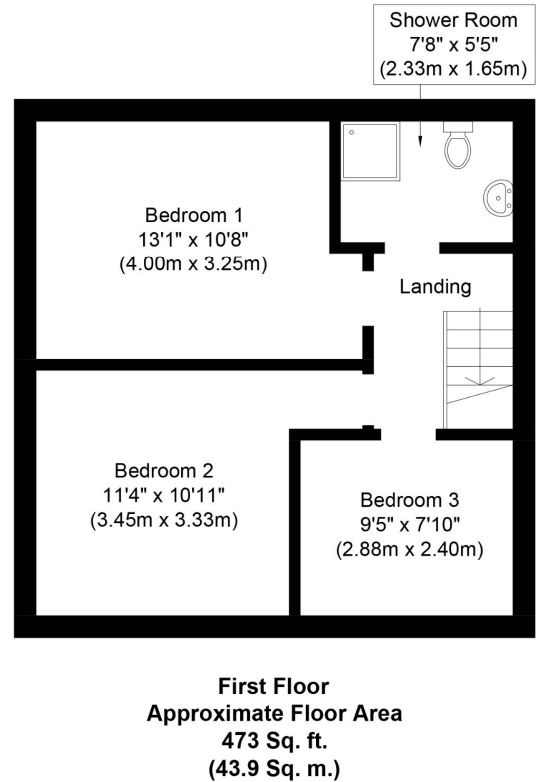
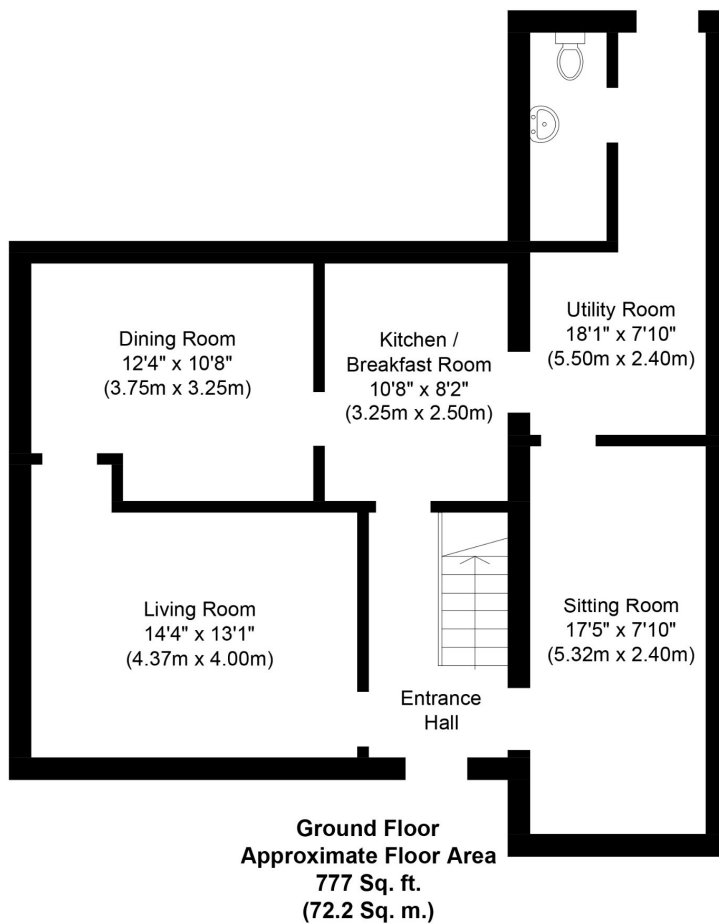
Potential for separate annex subject to PP

Close proximity to TUS, Jetland Shopping Centre, Thomond Park, Gaelic Grounds and city centre

## ACCOMMODATION

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- **Entrance Hall** Under stairs storage.
- **Living Room** Feature marble fireplace with ornate mahogany surround. TV point. Double doors to...
- **Dining Room** Brick fireplace with Liscannor hearth.
- **Kitchen / Breakfast Room** Array of eye and floor level units. Four cutlery drawers. Double drainer stainless steel sink unit with mixer tap. Door to...
- **Utility Room** Plumbed for washing machine.
- **Guest W.C.** W.C. Wash hand basin. Shower tray fitted. Door to rear garden.
- **Sitting Room**
- **Upstairs**
- **Shower Room** Shower cubicle with Triton T90 Z electric shower. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor. Extractor fan.
- **Bedroom 1** Fitted wardrobes with overhead presses.
- **Bedroom 2** Fitted wardrobes with overhead presses.
- **Bedroom 3**
- **Outside** Enclosed front garden mainly laid to lawn with off street parking. Border areas planted with a variety of shrubs and plants. Gated side entrance way. Fully enclosed west facing rear garden mainly laid to lawn. Outside tap. Garden shed of block construction.



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

€290,000

## DIRECTIONS

Google Map: V94T9DD

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
 M: 061 410 410  
 E: decourcyodwyer@propertypartners.ie

**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.