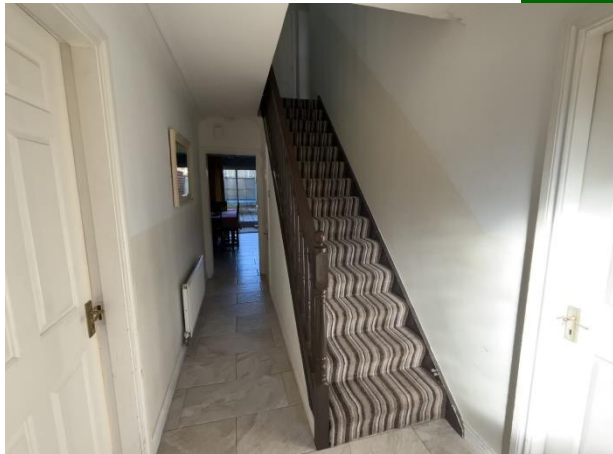




2 Ferndale, Ennis Road, Limerick



Guide Price €405,000



Announcing to the market a beautifully presented four bedroom semi detached residence. This executive style and truly idyllic home has bright, spacious and well proportioned living and bedroom space.



No. 2 is located in a leafy, hugely popular and established area offering peaceful and tranquil living, yet positioned immediately adjacent to a range of amenities including excellent quality Primary and Secondary Schools, TUS Gaelic Grounds, Thomond Park, Jetland Shopping Centre, Church, Limerick Lawn Tennis Club together with renowned local hotels, gyms and restaurants. This very classy property is ideal for those in search of a home that oozes location location location. Just 20 minutes walk from the city centre. Public transport nearby. Easy access to various road networks. Front and rear gardens with good off street parking. Inspection is very highly recommended.

Rooms:

Entrance hallway

Bright and inviting with fully tiled w.c.& whb off just under the stairs.

Sitting room

Solid fuel stove. T.V point. Bay window. Coving surround. Solid timber floor. A bright and very spacious room.

5.6m (18'4") x 3.6m (11'10")

Kitchen/living/dining

A mix of tiled & timber flooring. Fully fitted kitchen with generous floor and eye level presses. Wood burning stove. Integrated appliances.

8.5m (27'11") x 4.1m (13'5")

Utility room

Tiled floor. Fully plumbed.

2.07m (6'9") x 2.01m (6'7")

Family room

Solid wood flooring. Bay window. Coving surround.

3.9m (12'10") x 3.1m (10'2")

Bedroom 1

Double bedroom. Laminated flooring. Walk in wardrobe.

6m (19'8") x 5.2m (17'1")





Bedroom 2

Double bedroom. Laminated flooring. En suite.
3.5m (11'6") x 3.5m (11'6")

En Suite

Fully tiled. Electric shower. w.c & whb
1.7m (5'7") x 1.1m (3'7")



Main bathroom

Fully tiled.
3m (9'10") x 1.8m (5'11")

Bedroom 3

Double bedroom. Laminated flooring. Walk in wardrobe.

3.7m (12'2") x 3.3m (10'10")



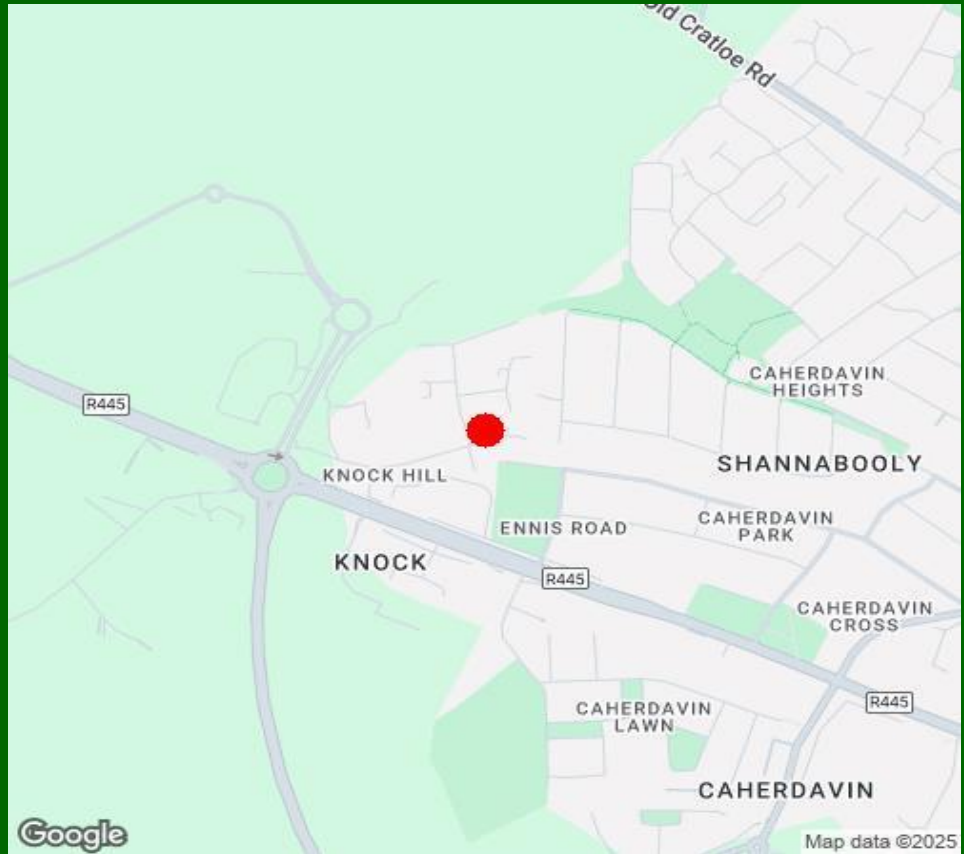
Bedroom 4

Laminated flooring. Fitted wardrobe.
2.5m (8'2") x 2.3m (7'7")

Features:

- Oil fired central heating
- Patio to the rear
- Double glazed teak window
- Large patio area to rear





Property Directions:

Enter eircode V94T6PH to your mobile device to bring you straight to this property. GVM sign thereon

Agent Information:

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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