



FOR SALE BY PRIVATE TREATY

**ROSBEG,
SUMMERVILLE AVENUE,
SOUTH CIRCULAR ROAD,
LIMERICK V94VR9W**

PRICE: €495,000

BER C1



DESCRIPTION

Property Partners de Courcy O'Dwyer are delighted to offer for sale this fabulous four bedroomed semi detached extended family home superbly located on Summerville Avenue, just off the South Circular Road and adjacent to a host of amenities to include excellent Schools, Mary I College and within walking distance to the City Centre.

The bright, extended spacious and well cared for accommodation comprises of entrance porch, entrance hall, living room/ family room, kitchen/ dining room, 4 double bedrooms and shower room.

Outside, the property is further complimented by mature well-stocked front and rear gardens. There is an extra spacious side entrance way and there is vehicular access to the rear with both garage and driveway.

A viewing of this property is highly recommended.



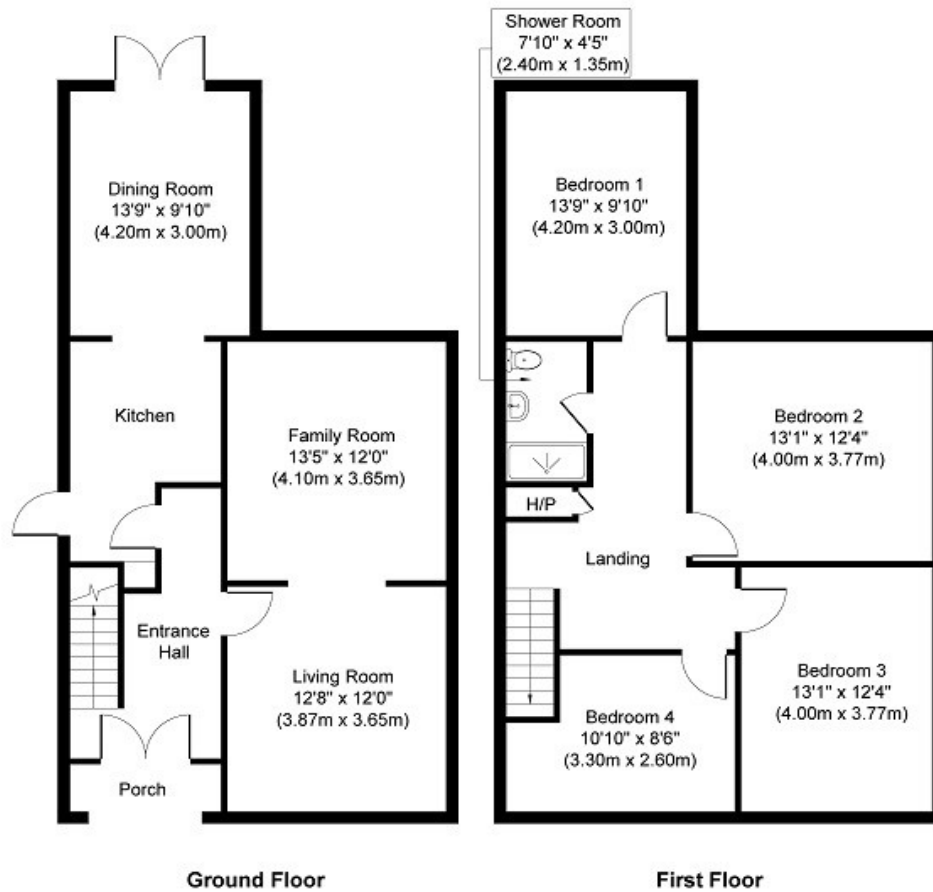


SPECIAL FEATURES

- Semi detached
- Double glazed windows
- Gas fired central heating
- Alarm
- Four double bedrooms
- Excellent condition
- Mature gardens
- Garage with roller shutter door 5.4 x 3.2
- Newly fitted contemporary internal doors
- Extra wide side entrance 2m
- Vehicular access to rear
- Electric car charger

ACCOMMODATION

- Entrance Hall** Red Composite entrance door. Solid oak flooring. Centre piece and coving. Alarm point.
- Living Room / Family Room** Feature marble fireplace with cassette stove insert and marble hearth. Solid oak flooring. Centre piece and coving. TV point.
- Kitchen / Dining Room** Modern fitted maple shaker style kitchen with ample array of eye and floor level units. Synergie double oven and four plate Electrolux induction hob. Hoover integrated dish washer. Belling extractor fan. Fully tiled floor. Plumbed for washing machine.
- Pantry** Double glazed PVC French doors to rear garden.
- Upstairs** Landing. Hot press with dual immersion.
- Shower Room** Modern fitted shower room. Shower with Mira Elite SE electric shower. Glass sliding door. Wash hand basin in vanity unity. W. C. Heated towel rail. Fully tiled walls and floor. Extractor fan.
- Bedroom 1** Oak flooring. Fitted wardrobes with overhead presses.
- Bedroom 2** Oak flooring. Range of fitted wardrobes with overhead presses.
- Bedroom 3** Oak flooring. Fitted wardrobes with overhead presses.
- Bedroom 4** Oak flooring and range of modern fitted wardrobes and drawers.
- Outside** Fully walled and gated rear garden. Part lawned and stocked with a variety of plants, shrubs and hedges. Detached garage with up and over roller shutter door. Parking area to the side of garage. Access via steel gates. Cobble lock patio area. Outside tap and light. Electric car charger. Extra wide side entrance. Fully walled mature front garden with pedestrian steel gate. Cobble lock path. Variety of plants, shrubs and trees. Outside lights.



Ground Floor

First Floor

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

€495,000

DIRECTIONS

Google Map: V94VR9W

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**

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