



FOR SALE BY PRIVATE TREATY

**7 LAUREL HILL COURT,
SUMMERVILLE AVENUE,
LIMERICK V94A4YW**

PRICE: €295,000



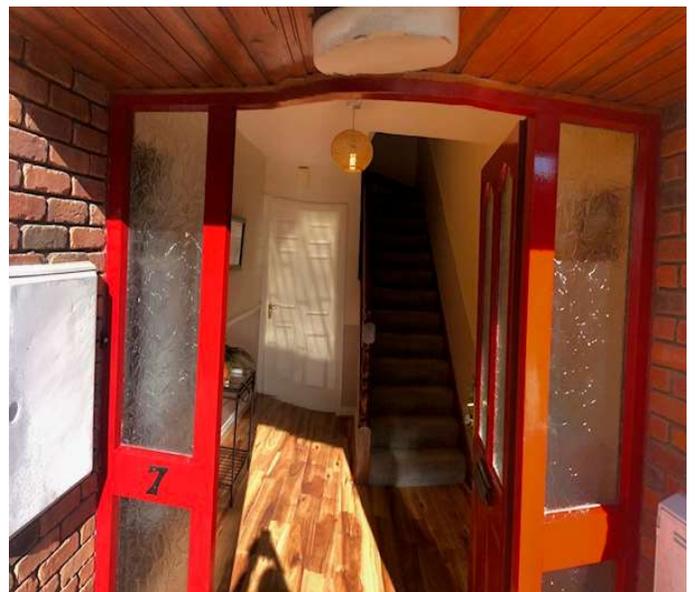


DESCRIPTION

We are delighted to offer for sale this very well presented four bedroomed property located off Summerville Avenue and within walking distance from the South Circular Road, Mary Immaculate College and the City Centre.

The well laid out and spacious accommodation which is presented in excellent decorative condition comprises of entrance hallway, living room, kitchen / dining room, utility room, three bedrooms, ensuite and bathroom on the first floor and a fourth bedroom with ensuite on the second floor.

Outside the property is complimented with a walled, hedged and fenced private rear garden and with cobblelock patio area and a front garden and parking.



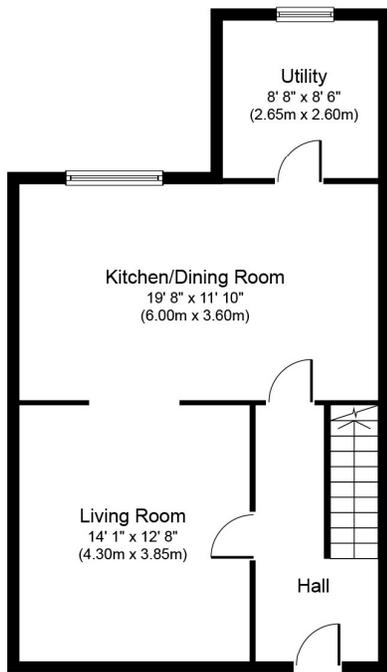


SPECIAL FEATURES

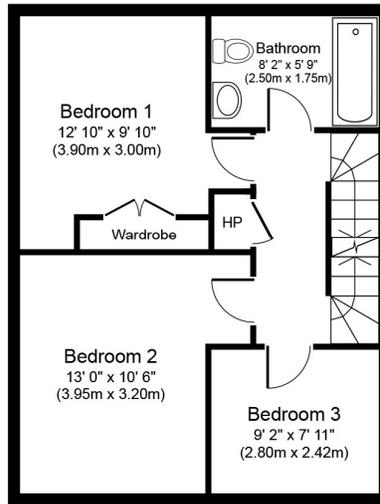
- Gas fired central heating
- Double glazed windows
- 4 bedrooms
- Excellent decorative condition
- Small cul de sac development
- Maintenance free exterior
- 2 x ensuites
- Utility Room
- Adjacent to Mary I and City Centre

ACCOMMODATION

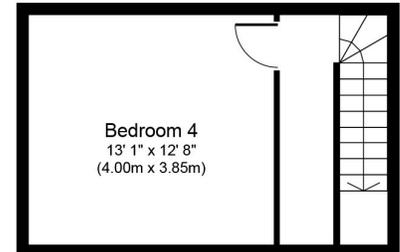
- **Entrance Hallway** Hardwood entrance door with frosted glass inset. Solid oak flooring. Alarm point. Telephone point.
- **Living Room** Feature cast iron fireplace with tiled inset, marble hearth and ornate surround. Recessed lighting. TV point. Double doors to...
- **Kitchen / Dining Room** Pine kitchen with array of eye and floor level units. Four cutlery drawers. Two pot drawers. Display shelving. Tricity Bendix double oven. Four plate ceramic hob. Single drainer stainless steel sink unit with mixer tap. Breakfast counter with underneath presses. Fully tiled floor. Double glazed sliding patio door to rear garden. Recessed lighting.
- **Utility Room** Plumbed for washing machine. Vented for dryer. Gas boiler. Storage presses. Tiled floor. Door to rear garden.
- **Upstairs**
- **Bathroom** Bath. W.C. Wash hand basin.
- **Bedroom 1** Fitted wardrobes. Vanity Unit.
- **Ensuite** Fully tiled shower cubicle with Mira Elite electric shower. W.C. Wash hand basin.
- **Bedroom 2** Range of fitted wardrobes.
- **Bedroom 3** Fitted wardrobes. Vanity unit.
- **Second floor**
- **Bedroom 4** Range of fitted wardrobes. TV point.
- **Ensuite** Fully tiled shower cubicle with Mira Elite electric shower. W.C. Wash hand basin. 2 x velux windows.
- **Outside** Walled, hedged and fenced private rear garden mainly laid to lawn. Cobblelock patio area. Outside sensor light. Front garden lawned.



Ground Floor
Approximate Floor Area
594 sq. ft.
(55.2 sq. m.)



First Floor
Approximate Floor Area
517 sq. ft.
(48.0 sq. m.)



Second Floor
Approximate Floor Area
249 sq. ft.
(23.1 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. 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

€295,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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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.