



**FOR SALE BY PRIVATE TREATY**

**45 OAKFIELD,  
FR. RUSSELL ROAD,  
GOULDAVOHER,  
LIMERICK V94E8NX**

**PRICE: €290,000**

**BER D1**





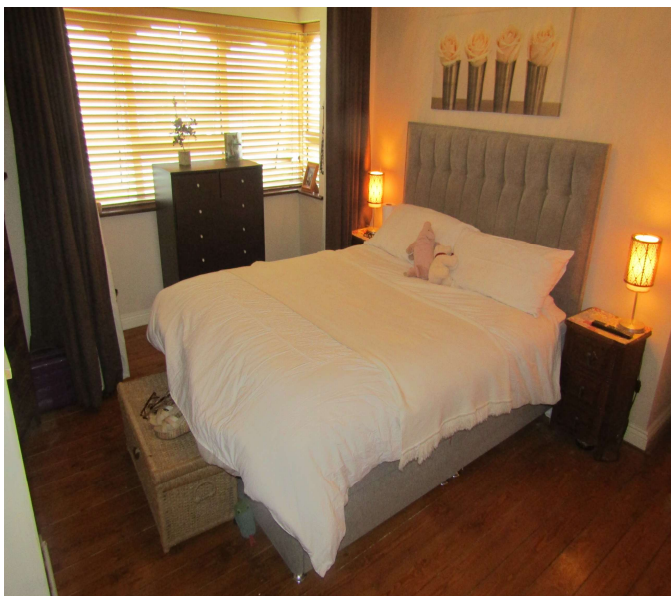
## DESCRIPTION

Property Partners de Courcy O'Dwyer are delighted to announce the sale of this fine three bedroomed semi-detached family home ideally located on the Fr. Russell Road within easy reach to Limerick City, Raheen Industrial Estate, University Hospital Limerick and to an excellent road infrastructure.

The bright, spacious and well-maintained accommodation comprises of entrance hallway, living room, kitchen / dining room, utility room, guest w.c., family room, three bedrooms main ensuite and bathroom.

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

A viewing of this property is highly recommended.





## SPECIAL FEATURES

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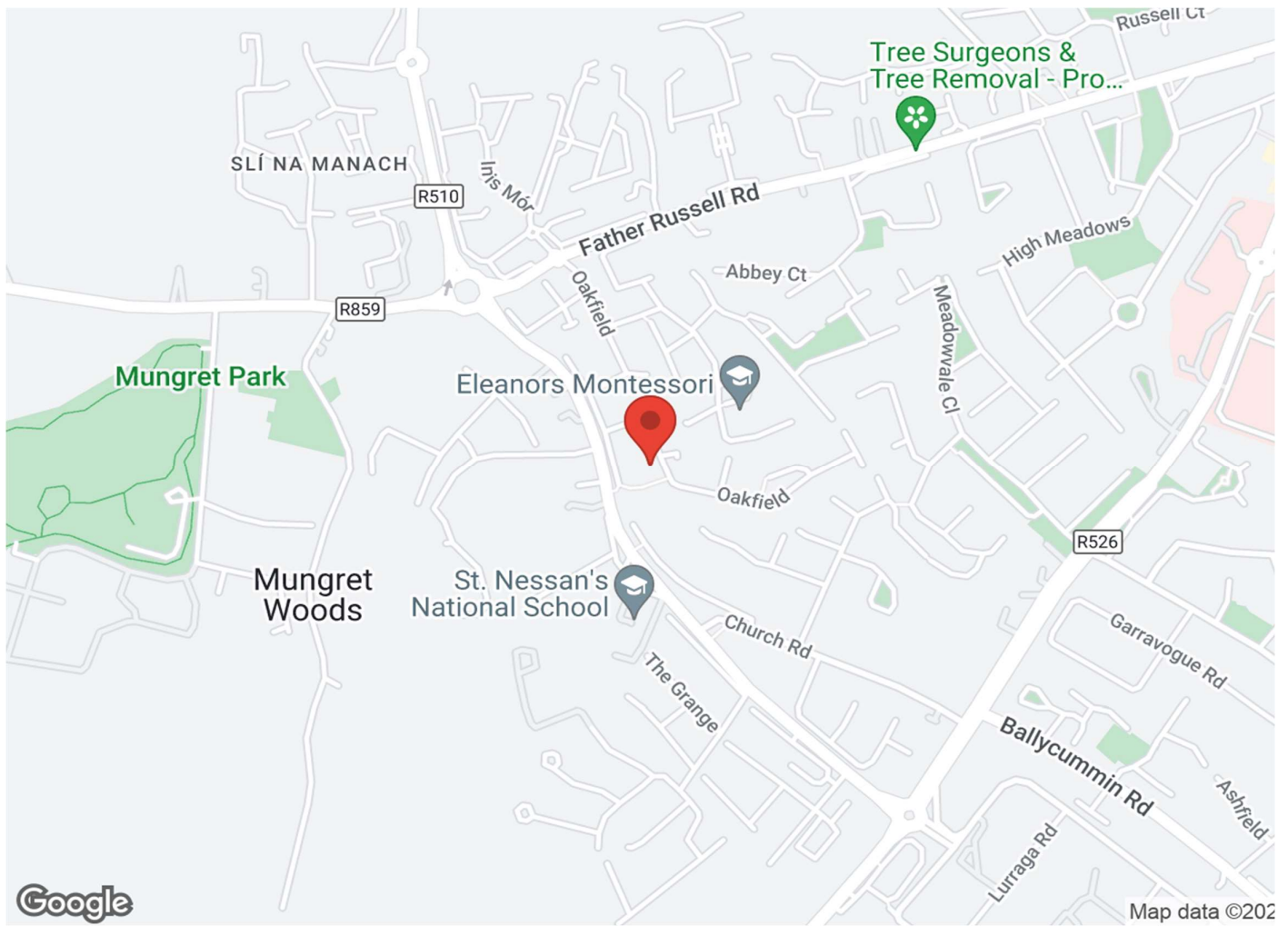
Semi detached  
 Double glazed windows  
 Gas fired central heating  
 South west facing rear garden  
 Two reception rooms  
 Utility room  
 Ensuite  
 Alarm

## ACCOMMODATION

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- **Entrance Hall** Hardwood entrance door. Timber flooring. Radiator cover. Alarm point. Under stairs storage area.
- **Living Room** Feature cast iron fireplace with tiled inset, ornate surround and marble hearth. Timber flooring. Bay window. TV point. Double doors to...
- **Kitchen / Dining Room** Hand painted kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Electric oven. Four plate hob. Extractor fan. Tiled floor. Double glazed french doors to rear garden.
- **Utility Room** Plumbed for washing machine. Vented for dryer. Shelving. Tiled floor. Door to rear garden.
- **Guest W.C.** Toilet. Wash hand basin. Tiled floor.
- **Family Room**
- **Upstairs**
- **Bedroom 1** Tongue and groove sanded and varnished floor. Bay window. Fitted wardrobes.
- **Shower Room** Shower cubicle with Triton T80 i electric shower. W.C. Wash hand basin. Fully tiled walls. Extractor fan.
- **Bedroom 2** Tongue and groove sanded and varnished floor. Fitted wardrobes.
- **Bedroom 3** Tongue and groove sanded and varnished flooring. Wardrobe.
- **Bathroom** Bath with glass shower door. W.C. Wash hand basin. Tiled floor. Part tiled walls.
- **Outside** Fully enclosed south west facing rear garden. Raised flagged patio area. Mature trees and plants. Enclosed front garden mainly laid to lawn. Tarmacadamed driveway for two cars. Gated side entrance way.





## PRICE

€290,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## DIRECTIONS

Google Map: V94E8NX

## 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.



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