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47 Ferndale,  
Newcastle West,  
Co. Limerick

**N**ew to the market is this fine 3 bedroomed semi-detached family home in a highly sought after Estate within walking distance of Newcastle West town centre and all it's amenities.

**T**his modern, semi-detached property comprises of entrance hall, guest W.C., living room, kitchen /dining room, 3 bedrooms main ensuite and bathroom.

**O**utside this property is further enhanced by a good-sized rear garden and front garden with off-street parking.

**A** viewing of this property is highly recommended.

**Price Guide:**

Region €145,000

Barrack House, O'Connell Avenue, Limerick.

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## Accommodation

Accommodation	Size	Description
Entrance Hallway	1.9m x 4.7m 6'2" x 15'4"	Tiled floor. Under stairs storage.
Guest W.C.		W.C.. Wash hand basin.
Living Room	4.3m x 3.9m 14'1" x 12'8"	Feature fireplace. Timber floors
Kitchen / Dining Room	6m x 3.9m 19'7" x 12'8"	Modern fitted walnut shaker style kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Fully tiled floors. Double-glazed sliding patio door to rear garden.
Bedroom 1 Ensuite	3.5m x 3.9m 11'5" x 15'9"	Shower cubicle. W.C.. Wash hand basin.
Bedroom 2	4m x 3m 13'1" x 9'8"	
Bedroom 3	2.8m x 2.6m 9'2" x 8'5"	
Bathroom		Bath. W.C.. Wash hand basin. Tiled floor. Extractor fan.

## Outside

Fully enclosed rear garden mainly laid to lawn. Gated side entranceway. Front garden with off-street parking.

### Special Features

- \* Semi-detached
- \* Double-glazed windows
- \* Oil fired central heating
- \* Modern development
- \* Close to town centre
- \* Ensuite
- \* Adjacent to all amenities
- \* Highly sought after Estate
- \* Overlooking green area to the front
- \* Off-street parking



## “The Home of High Standards”

**Viewing strictly by appointment**

PRSA Licence 002371

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