



FOR SALE BY PRIVATE TREATY

**22 ABBEY COURT,
FR. RUSSELL ROAD,
RAHEEN,
LIMERICK V94K16N**

PRICE: €370,000

BER C2



DESCRIPTION

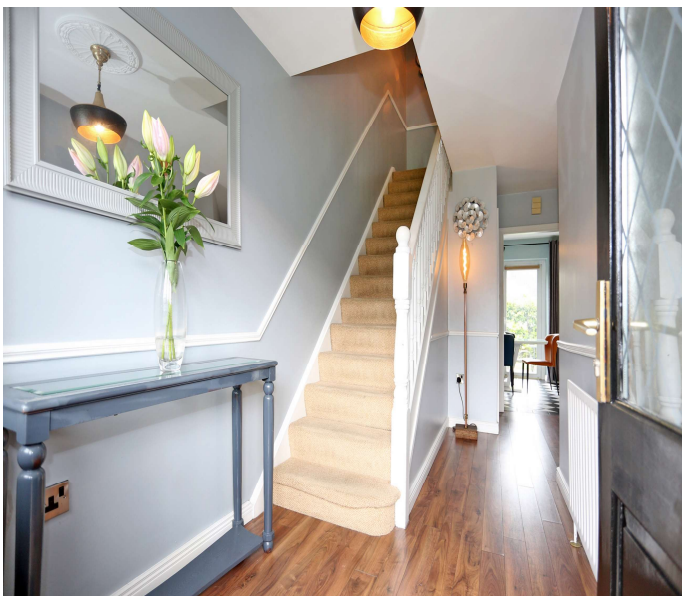
Property Partners de Courcy O Dwyer are delighted to introduce for sale this very well presented and spacious semi detached family home located in this prestigious address of Abbey Court located off the Fr. Russell Road.

The bright spacious and well cared for accommodation comprises of entrance hall, guest w.c., living room, open plan kitchen / dining room / family room, office / utility, three bedrooms main ensuite and shower room.

Outside there are well maintained front and rear gardens and a gated side entrance way.

The property is strategically located within easy access of UHL, Raheen Business Park, Limerick city centre and the Crescent S.C.

A viewing of this property is highly recommended.



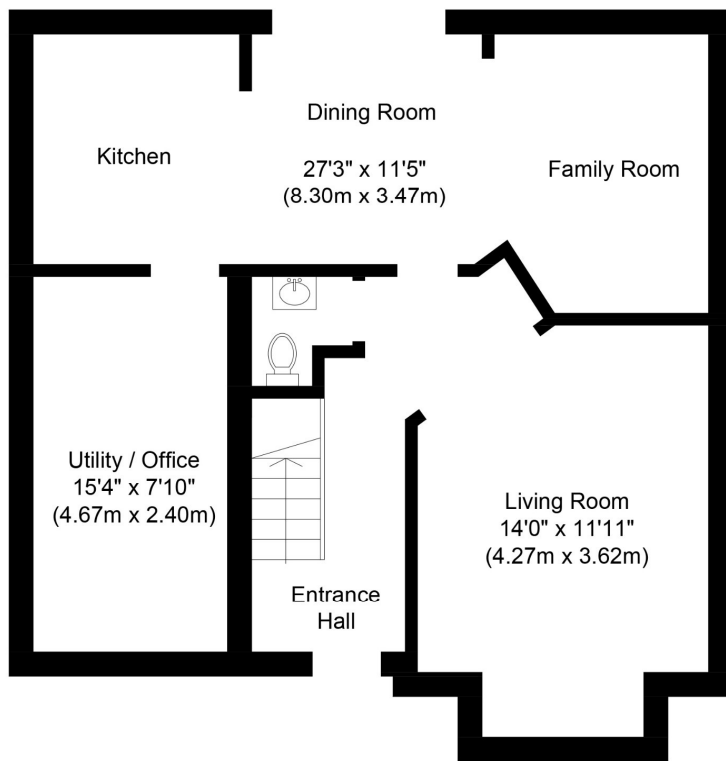


SPECIAL FEATURES

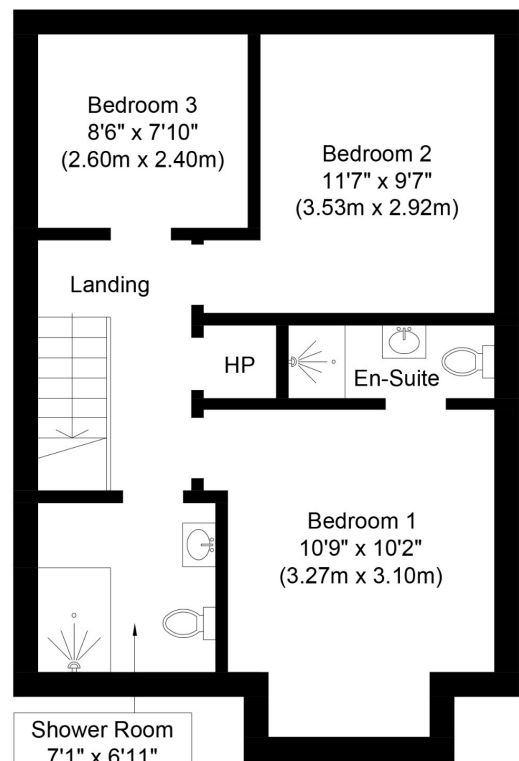
Semi detached
Gas fired central heating
Double glazed windows
Three receptions
Cul de sac
Red brick facade
Excellent condition
Ensuite
Close proximity to UHL, Raheen Business Park,
Crescent SC and just a short distance from Limerick
city centre

ACCOMMODATION

- **Entrance Hall** Hard wood teak door with frosted and leaded glass insets. Telephone point. Centre piece. Timber flooring.
- **Guest W.C.** Toilet and wash hand basin.
- **Living Room** Feature marble fireplace with ornate timber surround. Centre piece and coving. Timber flooring. TV point. Bay window.
- **Open Plan Living Room / Dining Room / Family Room** Modern fitted oak kitchen with ample array of eye and floor level units. Four cutlery drawers. Belling double oven and four plate ceramic hob. Extractor fan. Franke one and half bowl sink with mixer tap. Plumbed for dishwasher. Fully tiled floor throughout.
- **Office / Utility Room** Tongue and groove painted flooring. Fitted presses. Plumbed for washing machine and dryer.
- **Upstairs**
- **Landing** Hot press with dual immersion. Access to attic via Stira staircase.
- **Bedroom 1** Range of fitted wardrobes and overhead presses.
- **Ensuite** Shower cubicle with Triton T80 i electric shower. W.C. Wash hand basin. Extractor fan.
- **Bedroom 2** Range of fitted wardrobes.
- **Bedroom 3** Fitted wardrobes.
- **Shower Room** Shower with Triton T90 SR electric shower. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor. Heated towel rail.
- **Outside** Front garden mainly laid to lawn with tarmacademed driveway. Gated side entrance way. Walled and fenced rear garden. Large patio area. Lawn. Outside tap and light. Barna shed.



Ground Floor
Approximate Floor Area
775 Sq. ft.
(72.0 Sq. m.)



First Floor
Approximate Floor Area
538 Sq. ft.
(50.0 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. 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

€370,000

DIRECTIONS

Google Map: V94K16N

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



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.