



FOR SALE BY PRIVATE TREATY

**149 OAK DRIVE,
WOODHAVEN,
CASTLETROY,
LIMERICK V94AWD0**

PRICE: €230,000

BER C2



DESCRIPTION

No. 149 Oak Drive comprises of a mid terraced three bedroomed residence of c. 1,022 sq. ft.

Internally this well presented property comprises of entrance hallway, living room, kitchen/breakfast room, guest w.c. on the ground floor while upstairs the property benefits from three well appointed bedrooms main ensuite and bathroom.

Outside there is a front garden area with off street parking and private rear garden area. This property further benefits from direct access to the new pedestrian walkway going from Castletroy College to the Gaelscoil / Castletroy Shopping Centre.

Castletroy is one of Limerick's most sought after attractive suburbs with all the services and amenities this area has to offer from local shops to shopping centres, pubs to hotels, cafes to restaurants and extensive clubs and playing pitches for Rugby, Soccer, Hockey and GAA along with the renowned Castletroy Golf Course. There are excellent national and secondary schools in the area and of course the ever expanding University of Limerick with its excellent academic reputation and outstanding amenities to include river walks, 50m pool, recently upgraded running track and of course now home to Munster rugby, all of which as a open university are available to the public. UL is adjoined by The National Technology Park with dozens of multinational companies on its 385 acres set in an impressive park land setting.

This location further benefits from nearby access to an excellent road network and public transport system into Limerick City Centre and beyond.



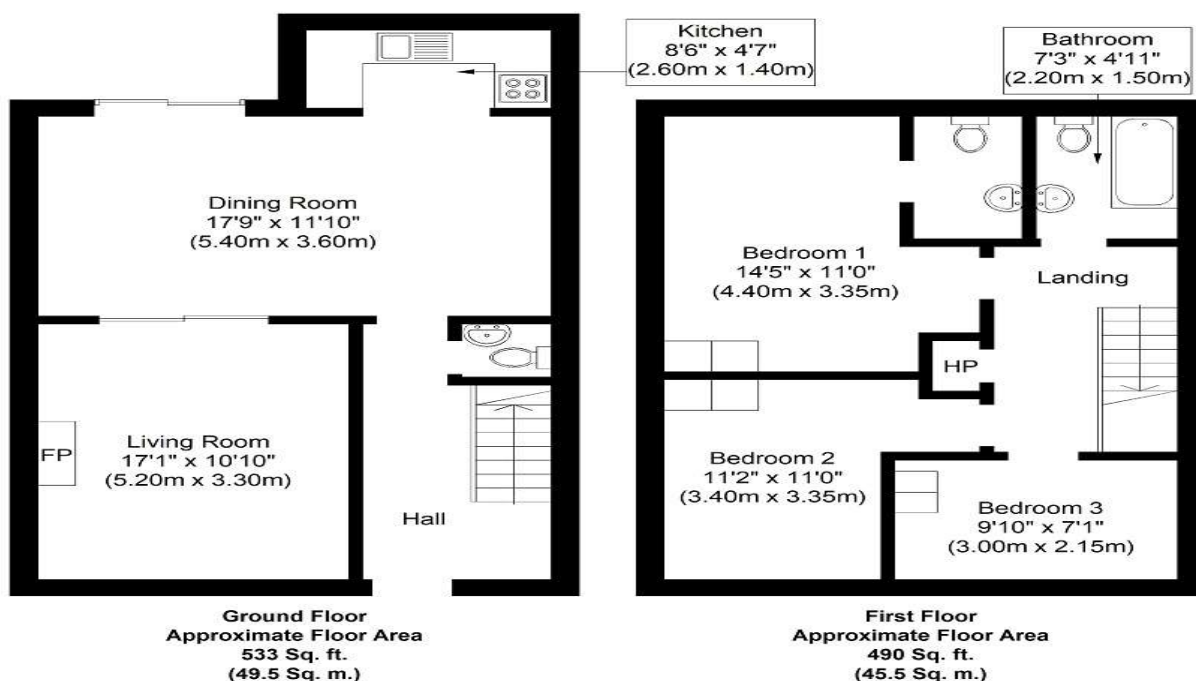


SPECIAL FEATURES

Well located in the centre of Castletroy
 Good access to all local services and amenities
 Three good sized bedrooms
 Located in a quite cul de sac area
 Floor area approx. 1,022 sq. ft.
 Double glazed PVC windows
 Gas fired central heating throughout - new boiler
 The unit is being sold with vacant possession
 The rent currently being paid is €1,022 per month

ACCOMMODATION

- Entrance Hall
- Living Room With fireplace, Double doors leading to...
- Kitchen / breakfast room With wall and floor units. Tiled floor. Sliding door to outside.
- Guest W.C.
- Upstairs
- Bedroom 1 Double. Built in wardrobes.
- Ensuite Part tiled with Mira shower.
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Contact Negotiator

Brian O'Dwyer

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: decourcyodwyer@propertypartners.ie

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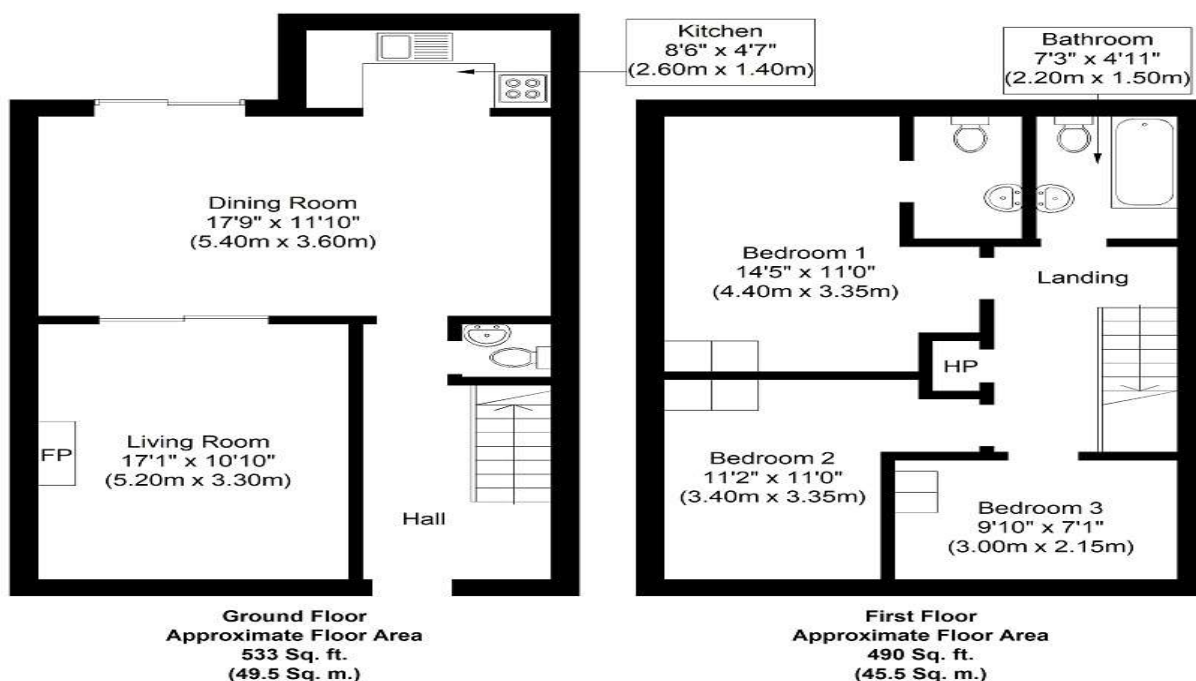


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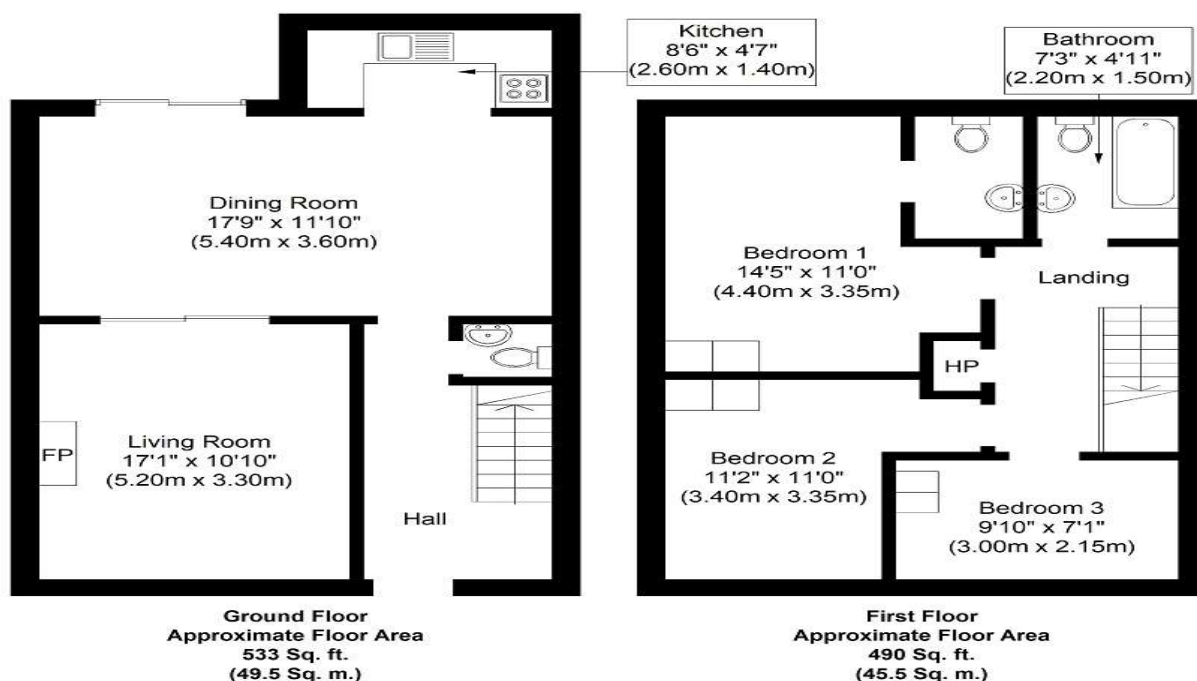


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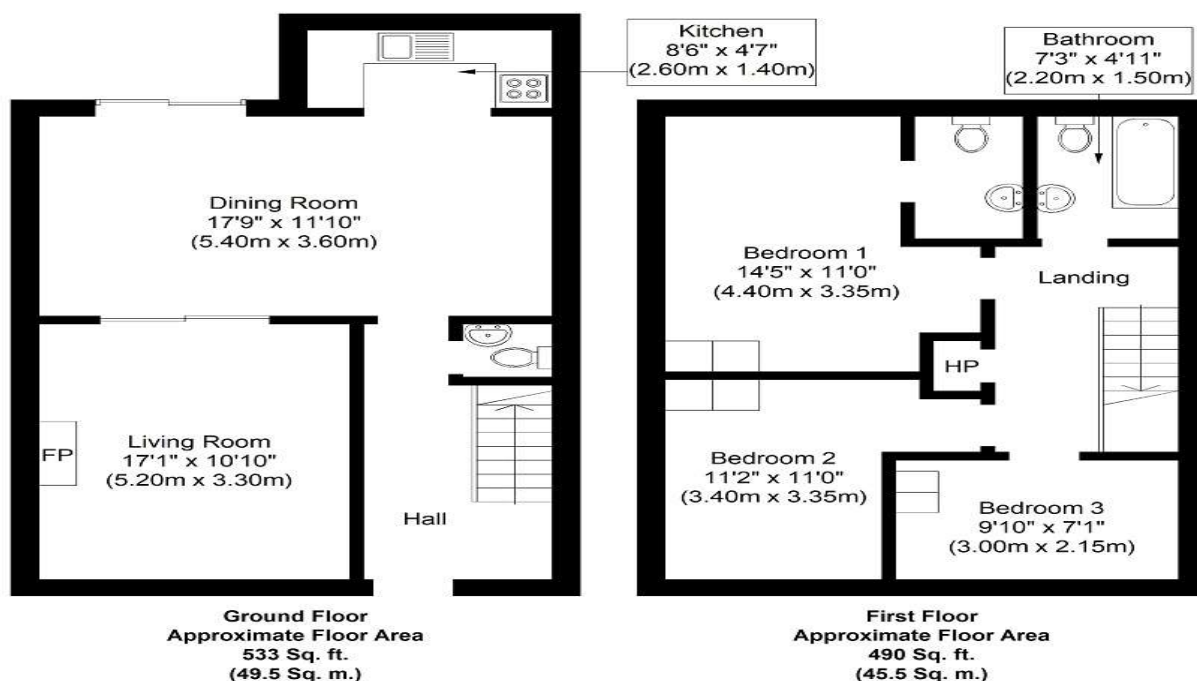


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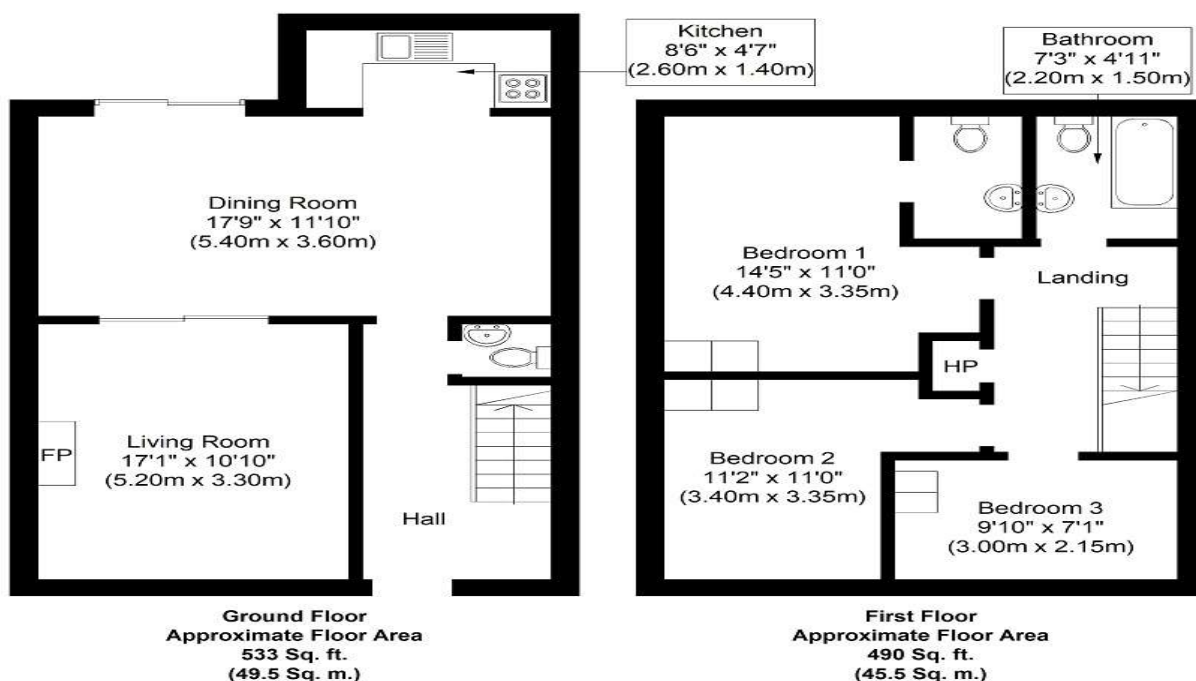


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