



FOR SALE BY PRIVATE TREATY

**40 GLENSIDE,
ANNACOTTY,
LIMERICK.
V94H9K8**

PRICE REGION: €400,000



DESCRIPTION

No. 40 comprises of a detached 4 bedroom residence of c. 1,800 Sq. Ft. (GEA) on a large, mature and private gardens of approx. 5,250 Sq. Ft.

Internally this well presented property comprises of entrance hallway, living room, family room, kitchen/breakfast room, large utility room, guest W.C. on the ground floor while upstairs the property benefits from 4 well appointed bedrooms main ensuite and bathroom.

Outside there is a walled mature landscaped front garden with ample off street parking. The property benefits from access on both sides of the property to a good sized landscaped and private rear garden.

Annacotty 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 it's 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.

This property provides for a substantial private home which is sure to appeal to purchasers. Early viewing is essential to fully appreciate all this fine home has to offer.





SPECIAL FEATURES

Spacious detached home of c. 1,800 Sq. Ft. (GEA)
 Mature gardens of c. 5,250 Sq. Ft.
 Four good sized bedrooms
 Woodgrain PVC windows
 Large functional utility room
 Stylish internal wooden doors with brass finishings
 Walking distance to all amenities inc shops, restaurants, schools, parks etc.
 Private rear garden
 One of Limerick's most sought after developments
 Property is in good condition throughout, recently painted, with lots of potential for expansion.

ACCOMMODATION

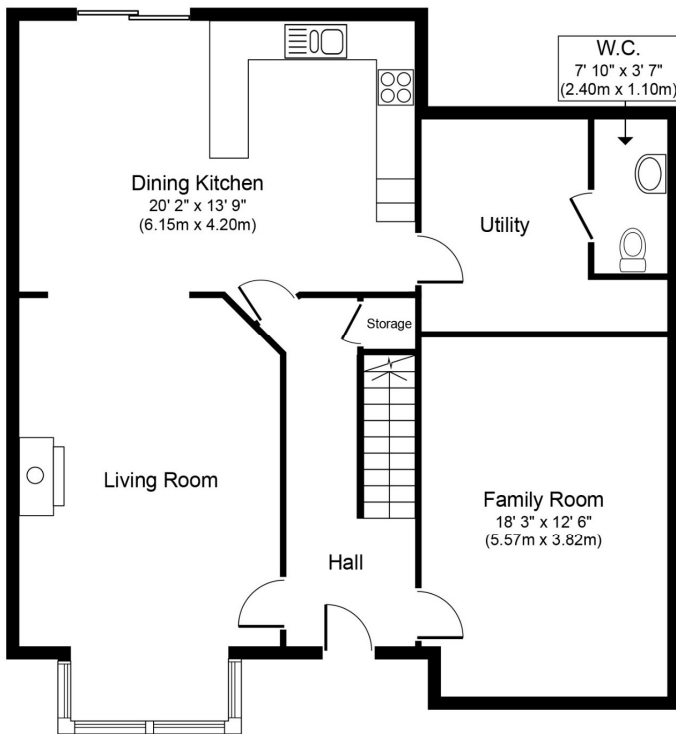
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|--------------------------------|---------------|--|
| • Entrance Hall | 5.75m x 2.05m | Hardwood entrance door. Centre piece and coving. Alarm point. Solid timber flooring. Under-stairs storage area. |
| • Family Room | 5.57m x 3.82m | Very spacious room suitable for lounge, office or playroom. |
| • Living Room | 6.75m x 3.95m | Feature cast-iron fireplace with gas coal-effect fire. Timber surround and marble hearth. Centre piece and coving. Recessed lighting. Large bay window. Solid timber floor. T.V. point. |
| • Kitchen / Dining Room | 6.1m x 4.2m | Modern fitted kitchen with an ample array of eye and floor level units. Display cabinets. 4 cutlery drawers. Pull out pantry storage unit. 1 1/2 bowl stainless steel sink unit with mixer tap. Breakfast counter. Tiled splashback area. Plumbed for dishwasher. Recessed lighting. Fully tiled floor. Double-glazed sliding patio door to rear garden. |
| • Utility | 3.56m x 3.85m | Eye level units. Worktop space. Plumbed for washing machine. Vented for dryer. Solid timber flooring. Door to rear garden. |
| • Guest W.C. | 2.4m x 1.1m | W.C. and wash hand basin. |

Upstairs

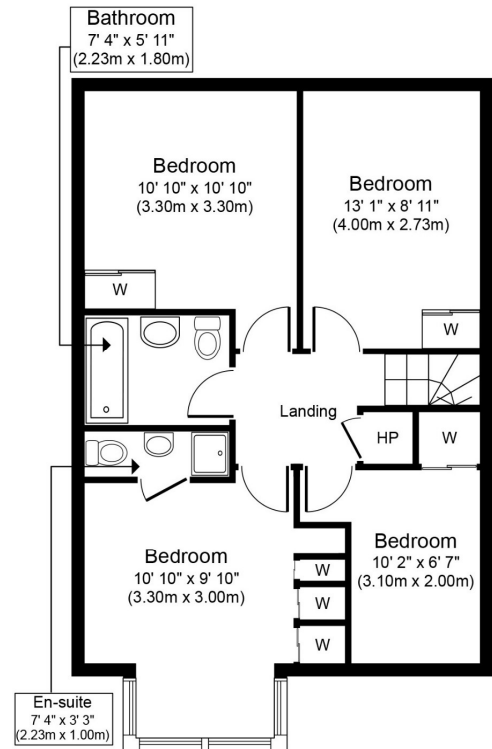
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| • Landing | | Hotpress with dual immersion. Access to attic via Stira staircase. |
| • Bedroom 1 | 3.3m x 3.0m | Timber flooring. Large bay window. T.V. point. Fitted Wardrobes. |
| • Ensuite | 2.2m x 1.0m | Shower cubicle with Triton T90XR Electric shower. W.C.. Wash hand basin. Fully tiled walls and floor. |
| • Bedroom 2 | 3.3m x 3.3m | Fitted wardrobes. Timber flooring. |
| • Bedroom 3 | 4.0m x 2.7m | Fitted wardrobes. Timber flooring. |
| • Bedroom 4 | 3.1m x 2m | Fitted wardrobes. Timber flooring. |
| • Bathroom | 2.23m x 1.8m | Bath. W.C.. Wash hand basin. Fully tiled walls and floor. |

Outside

Fully walled front garden which is mainly laid to lawn with off-street parking. Double gated side entrance way. Walled and fenced rear garden mainly laid to lawn. Large Storage Shed.



Ground Floor
 Approximate Floor Area
 1,044 sq. ft.
 (97.0 sq. m.)



First Floor
 Approximate Floor Area
 614 sq. ft.
 (57.0 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. 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

€400,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

On entering Glenside keep going to the T junction, the house is on your immediate left.

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.