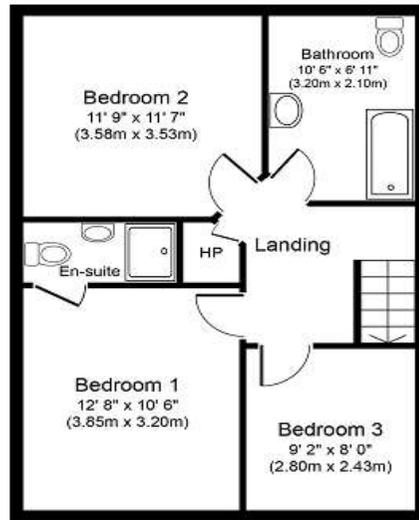


Outside

Front garden maintenance free with pebbled front area and concrete off street parking area. Gated side entrance way. Outside to the rear fully enclosed fenced rear garden. Flagged patio area. Pebbled lawn area.



Ground Floor
Approximate Floor Area
538 sq. ft.
(50.0 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. 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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Viewing strictly by appointment

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**PROPERTY
PARTNERS**

DE COURCY O'DWYER

For Sale

**3 Ard na Greine
Kilteragh
Dooradoyle
Limerick.**



Price

Region €215,000

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

New to the market comes this well presented three bedroom semi detached property ideally located in a quiet cul de sac and within walking distance of the Crescent Shopping Centre, Crescent College Comprehensive, University Hospital Limerick and just a short drive from the city centre and all its amenities.

The bright spacious and well presented accommodation comprises of entrance hallway, guest W.C., living room, kitchen/dining room, 3 bedrooms main ensuite and bathroom.

Outside the property has a west facing rear garden and front garden with offstreet parking.

SPECIAL FEATURES

- * Semi detached.
- * Gas fired central heating.
- * Double glazed PVC windows.
- * 3 bedrooms
- * Alarm
- * West facing rear garden
- * Ensuite
- * Maintenance free gardens
- * Adjacent to Crescent Shopping Centre, Crescent College Comprehensive and Limerick City and County Council.



Accommodation

Accommodation	Size M. Ft.	Description
Entrance Hall	1.8 m x 1.1 m 5'9" x 3'6"	Hardwood entrance door. Timber flooring. Alarm point. Understairs storage area.
Guest W.C.	5.3 x 3.3m 17'3" x 10'8"	Toilet. W.H.B. Extractor fan. Fully tiled walls and floor.
Living Room	3.66m x 2.37m 12'0" x 7'7"	Feature open fireplace with marble hearth. Timber flooring. Centre piece coving. TV point. Double doors to...
Kitchen / Dining Room	3.8m x 3.5m 12'4" x 11'4"	Modern fitted kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splash back area. Zanussi built in electric oven and 5 plate gas hob. Extractor fan. Tiled floor in kitchen. Timber flooring in dining area. Recessed lighting. Double glazed sliding patio door to rear garden.

UPSTAIRS

Bedroom 1	2.1 m x 1.85 m 6'8" x 6'0"	Range of fitted wardrobes. Timber flooring. TV point.
Ensuite	3 m x 3m 9'8" x 9'8"	Fully tiled shower cubicle with Triton T90 Si electric shower. Folding glass shower door. W.C. W.H.B. Fully tiled walls and floor.
Bedroom 2	3.35m x 3m 10'9" x 9'8"	Fitted wardrobes. Timber flooring. TV point.
Bedroom 3	2.1m x 2.9m 6'8" x 9'5"	Timber flooring. Fitted wardrobes.
Bathroom	2.1m x 2.9m 6'8" x 9'5"	Bath with Triton T90 Si electric shower. Glass shower door. W.C. W.H.B. Fully tiled walls and floor.