

**FOR SALE BY PRIVATE TREATY**

**13 THE MEADOWS,  
BRIARFIELD,  
CASTLETROY,  
LIMERICK V94H0AN**

**PRICE REGION: €260,000**

**BER C3**



## DESCRIPTION

13 The Meadows Briarfield, Castletroy, Limerick, V94HOAN, c. 100 square metres (1,076 Sq. Ft.)

Property Partners are delighted to bring to the market this fine three-bedroom semi-detached home nestled in a quiet and mature cul-de-sac, offering a serene and peaceful environment.

On entering, you will notice the recently painted interior and beautifully tiled hallway that leads through to the fitted kitchen/breakfast room. There is a nice living room with fireplace and back boiler, and separate dining room with double doors opening to a sunroom. The sun room opens to a lovely south facing garden.

Upstairs are three bedrooms, with built-in wardrobes, two double and one single, bathroom and hot press. The stairs and bedrooms are fitted with new carpets. The bathroom has a bath and an electric shower.

Externally the property benefits from parking to the front, and a good-sized private rear and side garden with potential for extension subject to planning permission.

The property has been well maintained and upgraded, including new double-glazed windows installed in 2019 and new condensing oil boiler installed in 2022.

Viewers will appreciate its spacious accommodation and prime location, within close proximity to local primary and secondary schools, Castletroy college, Castletroy shopping centre, University of Limerick and the National Technology Park and easy access to the M7 motorway.





## SPECIAL FEATURES

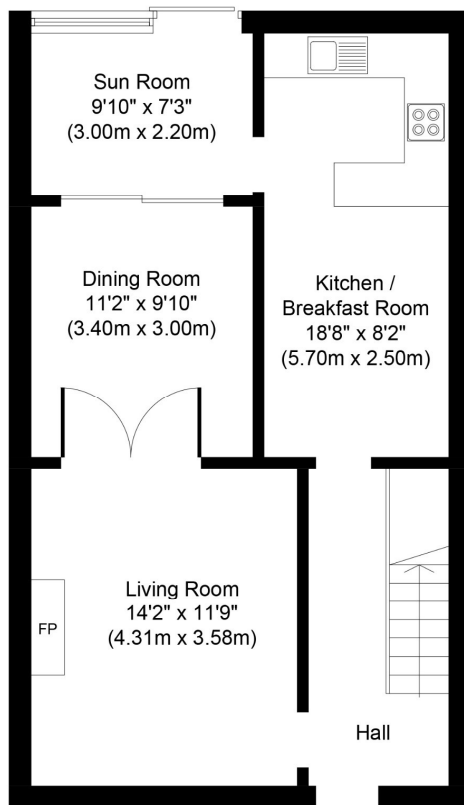
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- New oil heating condensing boiler (2022)
- New windows (2015)
- Freshly painted and new carpets
- All kitchen appliances included in the sale
- Short walk to Castletroy Shopping Centre
- Cul de sac location
- Off street parking
- Private enclosed rear and side garden
- Adjacent to UL and National Technology Park
- C. 100 Sq. M. (1,076 Sq. Ft. ) gross internal area

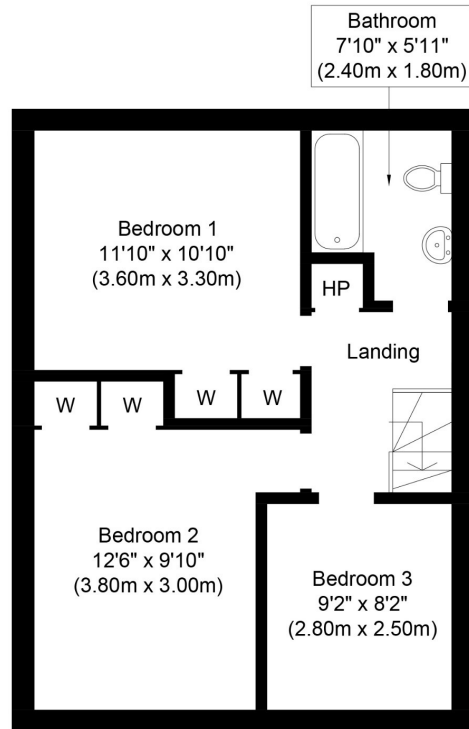
## ACCOMMODATION

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- **Entrance Hall**
- **Living Room** Wood effect flooring. Fireplace.  
Double doors leading to...
- **Dining Room** Wood effect flooring. Double doors leading to...
- **Sun Room**
- **Kitchen / Breakfast Room** Wall and floor units. Tiled floor. Breakfast counter.  
Built in oven, hob and extractor fan.  
Plumbed for dishwasher.
- **Upstairs**
- **Bedroom 1** Double built in wardrobes.
- **Bedroom 2** Double built in wardrobes.
- **Bedroom 3**
- **Bathroom** Bath. W.C. Wash hand basin. Tiled floor.  
Tiled bath surround. Electric shower.
- **Outside** Front garden with off street parking.  
Large side access to rear private mature garden.



**Ground Floor**  
Approximate Floor Area  
620 Sq. ft.  
(57.6 Sq. m.)



**First Floor**  
Approximate Floor Area  
478 Sq. ft.  
(44.4 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 REGION

€260,000

## DIRECTIONS

Google Map: V94H0AN

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## 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.