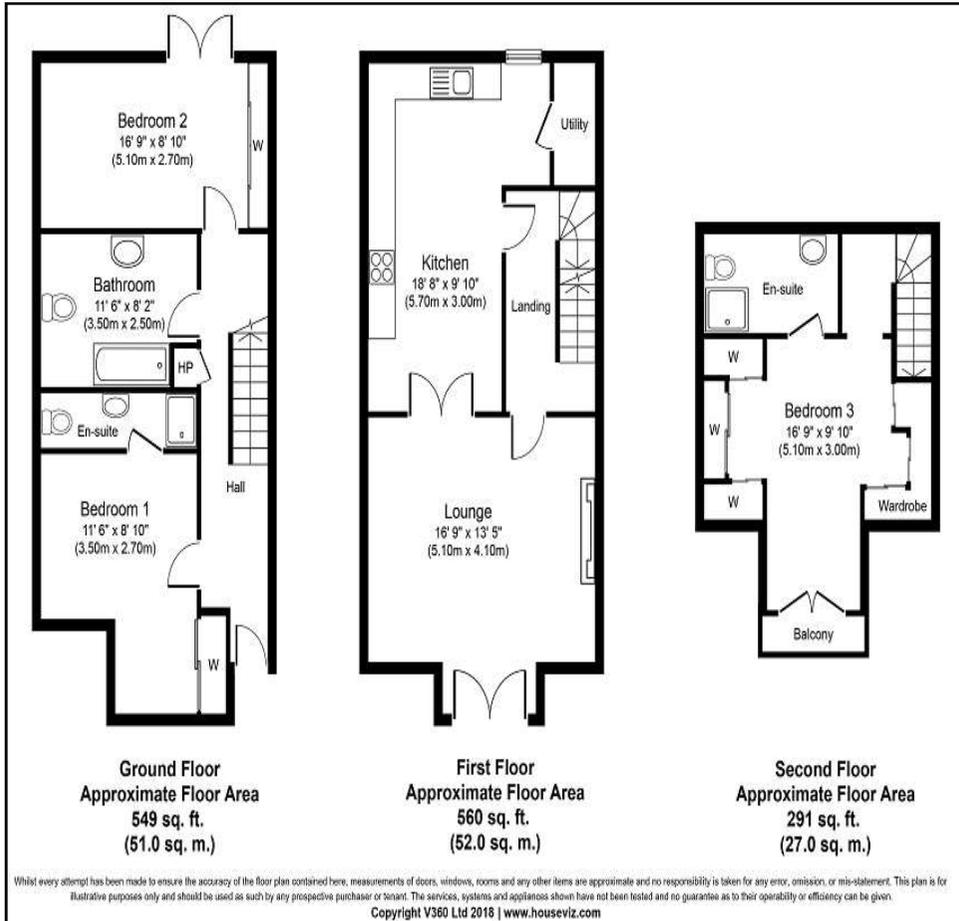


Outside

Extensive views of the Mulcair River. Off street parking and side access to mainly walled rear garden with large patio area and gravel.



“The Home of High Standards”

PRSA Licence 002371

Viewing strictly by appointment

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**PROPERTY
PARTNERS**
DE COURCY O'DWYER

FOR SALE

**20 Salmon Weir
Annacotty
Limerick**



Price

Region €230,000

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

New to the market comes this well presented end of terrace home in this popular development in the centre of annacotty Village, close to University of Limerick and The National Technological Park along with all local amenities and within a short drive of Limerick City Centre.

The property has been maintained to an good standard and benefits from bright and spacious accommodation comprising of three bedrooms, 2 ensuite, bathroom, kitchen/breakfast room and living room.

Outside the property fronts onto the Mulcair River with extensive green area. There is a good sized side access to a low maintenace rear garden which is mainly walled with a large patio area and gravel.

An early viewing of this property is highly recommended.

Special Features

- *Double glazed windows
- *3 double bedrooms
- *2 ensuites
- *Scenic views from all floors
- *Central location close to all amenities



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hall		
Bedroom 1	3.2m x 3.5m 10'4" x 11'4"	Double built in wardrobes.
Ensuite		
Main Bathroom	2.5m x 3.5m 8'2" x 11'4"	Bath. W.C. W.H.B. Partly tiled.
Bedroom 2	2.7m x 4.5m 8'8" x 14'6"	Double built in wardrobes.
First Floor		
Kitchen / Breakfast Room	3m x 5.7m 9'8" x 18'7"	Fully fitted out with wall and floor units. Tiled floor and splash back area.
Utility Room	4.9m x 3.95m 16'0" x 12'9"	Door to small balcony.
Living Room	5.1m x 4.1m 16'7" x 13'4"	Open fireplace. Sliding doors to view of the Mulcair River.
Second Floor		
Master Bedroom	5m x 5.1m 16'4" x 16'7"	Extensive built in units with sliding door to balcony area.
Ensuite	2.5m x 1.2m 8'2" x 3'9"	