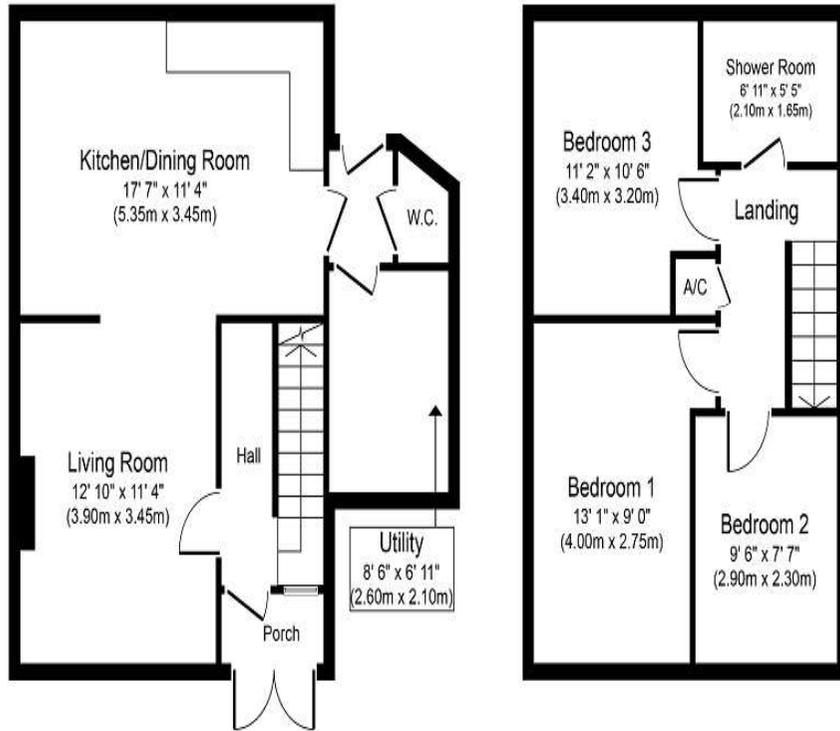


## Outside

Front garden with pedestrian access and vehicular access via double steel gates. Large side garden. Gated side entrance way. Fully enclosed west facing rear garden. Outside lighting. Deck area. Outside tap. Garden shed.



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**

**31 Singland Crescent,  
Garryowen,  
Limerick.**



**Price Guide**

**Region: €150,000**

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

We are delighted to introduce for sale this modern three bedroom end of terraced home which is presented to the market in excellent and upgraded condition.

The property built c. 1997 is located close to the City Centre and all its amenities.

The accommodation comprises entrance porch, entrance hallway, living room, kitchen/dining room, utility room, guest WC, three bedrooms and shower room.

Outside the property is further enhanced with a west facing rear garden, large side garden and front garden with off street parking.

A viewing of this property is highly recommended.

### Special Features

- \* Gas fired central heating
- \* Double glazed windows
- \* New contemporary style kitchen
- \* West facing rear garden
- \* Recently fully refurbished
- \* Off street parking
- \* New gas boiler
- \* Garden shed
- \* Utility room
- \* Built c. 1997



### Accommodation

Accommodation	Size M. Ft.	Description
Entrance Porch	1.8 m x 0.75 m 5'9" x 2'4"	Double glazed white aluminium sliding porch door. Porch light. Tiled floor. Hardwood entrance door.
Entrance Hallway	1.8 m x 3.15 m 5'9" x 10'3"	Recessed lighting. Porcelain tiled floor. Understairs storage area. Telephone point.
Living Room	3.9 m x 3.45 m 12'7" x 11'3"	Feature marble fireplace. Walnut flooring. TV point. Part recessed lighting.
Kitchen/Dining Room	5.35m x 3.45 m 17'5" x 11'3"	Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Whirlpool electric oven. Bosch 4 plate hob and extractor fan. Porcelain tiled floor. Recessed lighting beneath the floor units. Integrated Belling dishwasher. Island unit with countertop and underneath drawers. All drawers and presses in the kitchen have push touch opening. Door to ....
Utility Room	2.6m x 2.1 m 8'5" x 6'8"	Plumbed for washing machine. Timber flooring. Eye & floor level unit. New Vac C gas boiler.
Guest WC		WC. WHB. Fully tiled walls & floor. White aluminium door to the rear.

### Upstairs

Landing		Hot press with dual immersion.
Shower Room	2.1 m x 1.65 m 6'8" x 5'4"	Fully tiled shower cubicle with sliding shower doors. W.C. WHB. Tiled floor. Part tiled walls.
Bedroom 1	4 m x 2.75 m 13'1" x 9'0"	Laminate flooring. Wardrobe with sliding mirrored doors. Alcove with recessed lighting.
Bedroom 2	2.9 m x 2.3 m 9'5" x 7'5"	Laminate flooring. Shelving. Alcoves with recessed lighting.
Bedroom 3	3.4 m x 3.2 m 11'15" x 10'4"	Laminate flooring. Recessed lighting.