



FOR SALE BY PRIVATE TREATY

**7 OLD WESTFIELDS,
NORTH CIRCULAR ROAD,
LIMERICK V94HPV4**

PRICE: €550,000.





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale No. 7 Old Westfields situated on the much sought after North Circular Road. This imposing property built c.1930 is set on a large private site with a magnificent south facing rear garden c. 75 m in length offering much room for further expansion subject to PP.

Superbly located on the city end of the North Circular Road it is within walking distance to all local amenities including national and secondary schools, the city centre, Thomond Park, The Gaelic Grounds and TUS.

The extended property comprises of entrance porch, entrance hall, guest w.c., living room, sitting room, open plan kitchen / dining / sun lounge, utility room, four bedrooms, shower room with separate W.C. and a large attic room.

Outside there is a south facing rear garden with raised deck, patio area and large lawned area, a double gated side entrance and a good sized front garden with ample parking.

A viewing of this property is highly recommended.



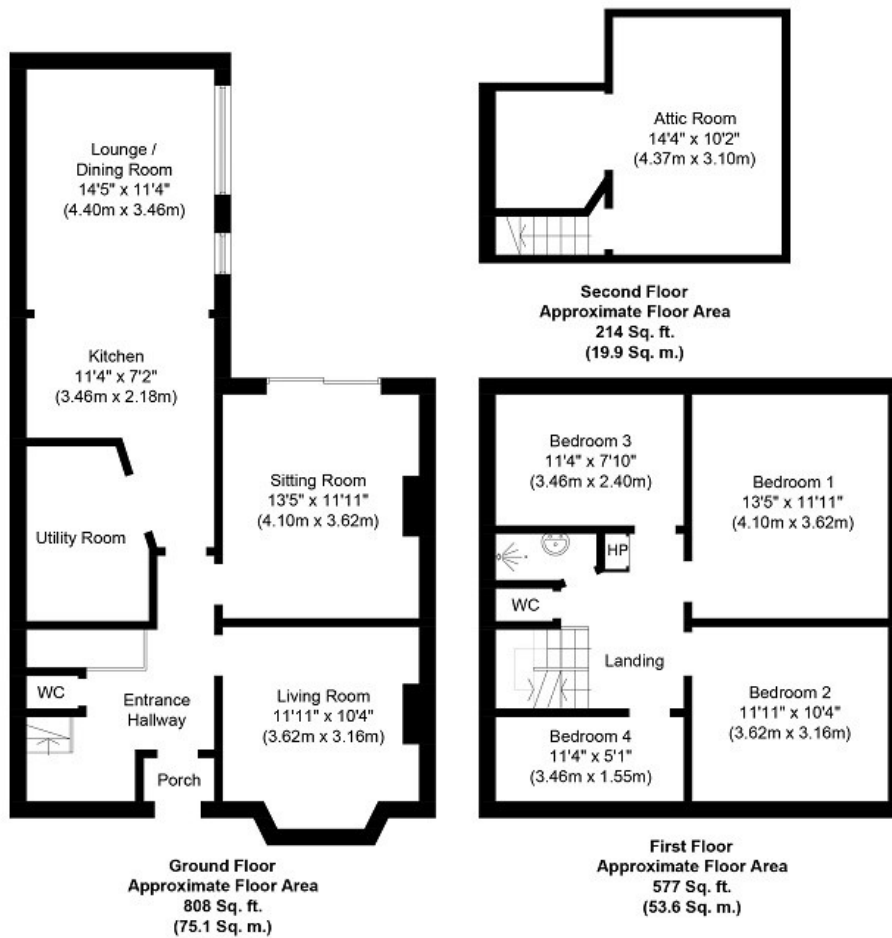


SPECIAL FEATURES

- Semi detached
- Double glazed windows
- Gas fired central heating
- Alarm
- Built c. 1930s
- Extra long rear garden c. 75m in length
- Adjoining national and secondary schools
- Walking distance to city centre
- South facing rear garden
- Attic conversion
- Sun lounge extension
- Well maintained family home

ACCOMMODATION

- **Entrance Porch** Original tiles. Porch light.
- **Entrance Hall** Hardwood entrance door. Tiled floor. Coving.
- **Guest W.C.** W. C. Wash hand basin. Part tiled walls. Tiled floor.
- **Living Room** Original timber flooring. Ornate fireplace with tiled inset and gas coal effect fire. Fitted units. Coving. Picture rail. Bay window.
- **Sitting Room** Original timber flooring. Feature cast iron fire place with ornate surround, tiled inset and solid fuel stove. TV cabinet. TV point. Double glazed aluminium sliding door to deck area and rear garden. Coving and picture rail.
- **Kitchen / Dining Room / Sun Lounge** Modern fitted hand painted kitchen with array of floor level units. Belfast sink with mixer tap and granite worktop space. Rangemaster electric oven with five plate gas hob and rangemaster extractor hood. Tiled floor in kitchen area and wooden floor in dining / sun lounge area. Sun lounge has Rational windows. French doors. Morso stove. Pine ceiling with recessed lighting. Doors / windows in the kitchen triple glazed.
- **Utility Room** Plumbed for washing machine. Vented for dryer. Vokera gas boiler. Tiled floor.
- **Upstairs** Hotpress with dual immersion.
- **Shower Room** Modern fitted shower room. Shower cubicle with sliding glass shower door. Triton T90 SR electric shower. Fitted shelving. Wash hand basin in vanity unit. Separate W.C. with fully tiled walls.
- **Bedroom 1** Range of fitted wardrobes. Fireplace. Overhead presses. Wash hand basin in vanity unit. Large window. Almost ceiling to floor with panoramic views of the gardens and Limerick City. Picture rail.
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- **Bedroom 4 / Study**
- **Second Floor**
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Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
 M: 061 410 410
 E: decourcyodwyer@propertypartners.ie

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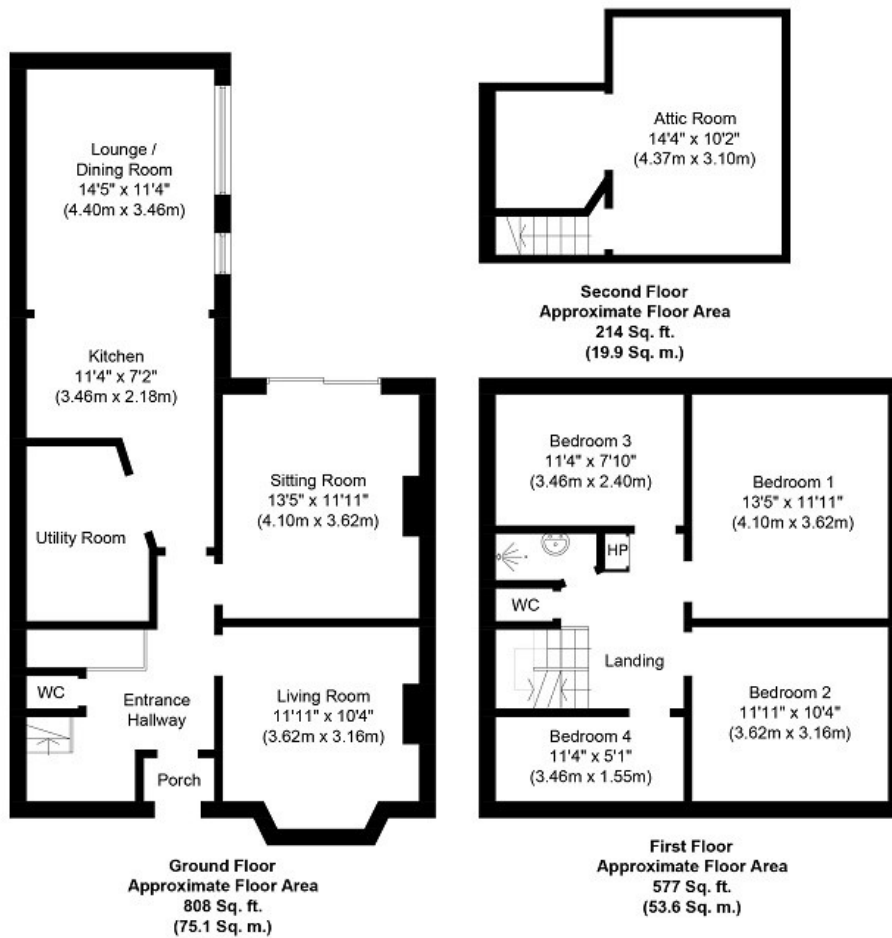


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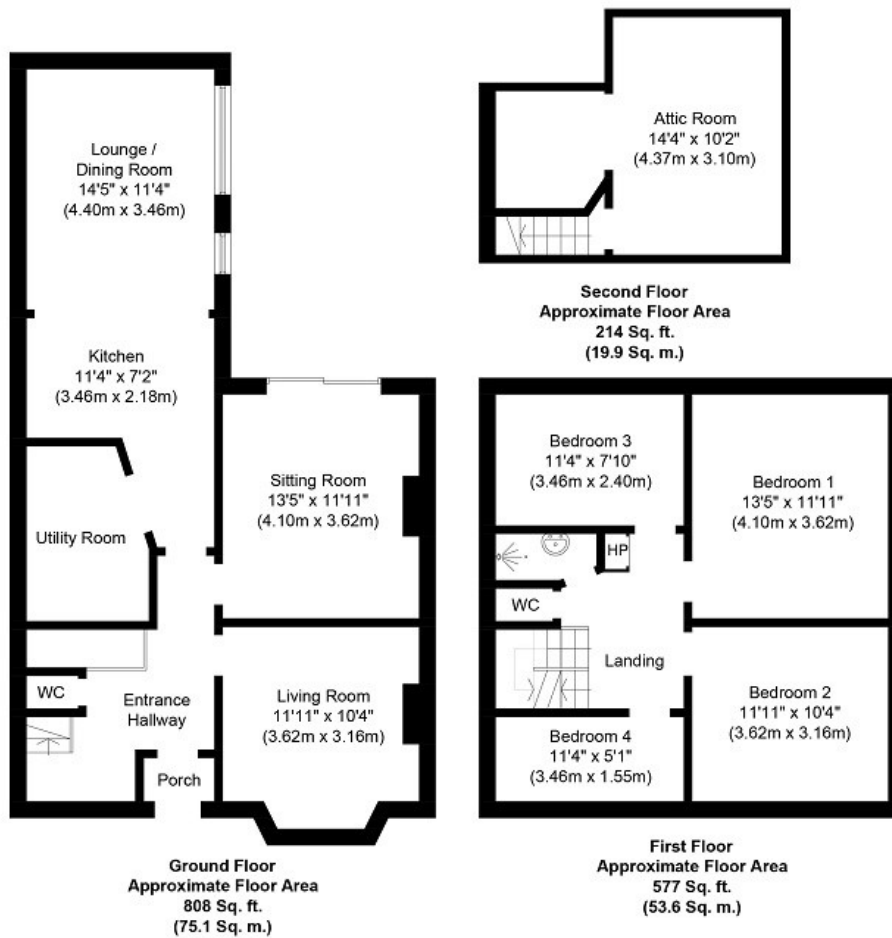


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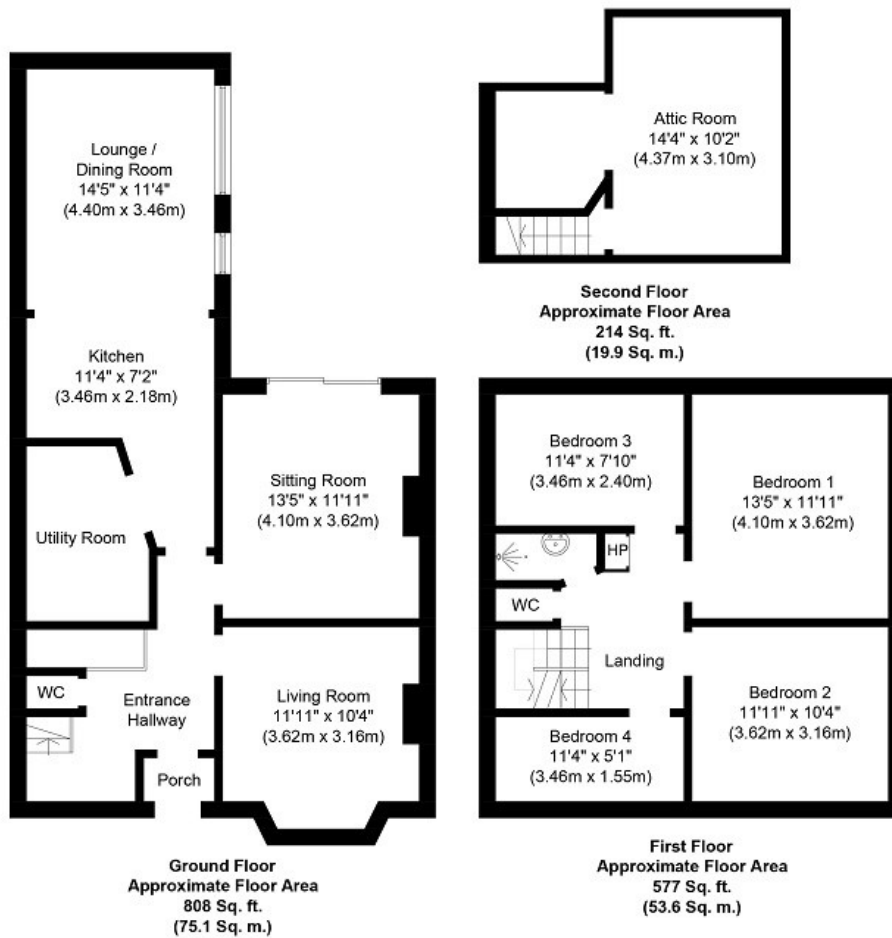


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