

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Shower Room	2.15m x 2.35m 7' x 7'7"		Tiled shower cubicle. W.C. and wash hand basin. Velux window.
Bedroom 2	3.7m x 3m 12'1" x 9'8"		Fitted wardrobes and shelving. Timber flooring.
Bedroom 3	2.12m x 3.8m 6'9" x 12'5"		Timber flooring.
Bedroom 4	2.9m x 3.9m 9'5" x 12'8"		Fitted wardrobe. Timber flooring.

Outside

Front garden mainly laid to lawn. Tarmacadamed driveway. Gated side entrance way. South facing walled and fenced rear garden mainly laid to lawn. Patio area.

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



**100 Russell Court,
Fr. Russell Road,
Limerick.**

Price

Region €140,000

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

We are delighted to offer for sale this deceptively spacious, 4 bedroom, semi detached dormer bungalow, located just off the Fr. Russell Road within close proximity to the Crescent Shopping Centre, Limerick City and County Council Offices and within just a short drive of Limerick City centre and all its amenities.

The accommodation comprises of entrance hallway, inner hallway, bathroom, living room, kitchen, dining room, 4 bedrooms and shower room.

Outside the property is further complimented by a private rear garden and a front garden with off street parking and a large side entrance.

A viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Gas fired central heating
- * Double glazed windows
- * 4 bedrooms
- * Cul-de-sac
- * Large rear garden
- * Adjacent to University Hospital and Crescent Shopping Centre.
- * **BER Rating: C3**



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Entrance Hallway	2.8m x 1.25m 9'2" x 4'10"	White aluminium entrance door. Tiled floor.
Inner Hallway	1.8m x 1.8m 5'9" x 5'9"	Tiled floor.
Bathroom	1.75m x 2.2m 5'7" x 7'2"	Bath. W.C. and wash hand basin. Fully tiled floor. Fully tiled bath surround.
Living Room	4.4m x 3.25m 14'4" x 10'7"	Marble fireplace with marble hearth. T.V. point. Timber flooring.
Kitchen	3.5m x 3.25m 11'5" x 10'7"	Array of eye and floor level units. Single drainer steel sink unit with mixer tap. Tiled splashback. Plumbed for washing machine. Tiled floor. White aluminium door to side and rear garden.
Dining Room	2.55m x 4.25m 8'4" x 13'9"	Tiled floor.
Bedroom 1	3m x 2.9m 9'8" x 9'5"	

