

Upstairs Cont.			
Accommodation	Size		Description
	M.	Ft.	
Bedroom 3	3.1m x 2.8m 10'2" x 9'2"		
Bathroom	2.5m x 2.1m 8'2" x 6'9"		Bath. W.C.. Wash hand basin. Extractor fan.

Outside

Front garden part lawned and tarmacadamed driveway. Gated side entranceway. Fully enclosed South/South West facing rear garden mainly laid to lawn with a good sized timber deck.



“The Home of High Standards”

PRSA Licence 002371

Viewing strictly by appointment

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35 Cluain Dubh,
Father Russell Road,
Limerick.

Price Guide:
Region €200,000

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

We are delighted to offer for sale this modern 3 bedroom semi-detached home in this sought after area, close to a host of amenities to include University Hospital Limerick, The Crescent Shopping Centre, transport and within striking distance of the City Centre.

The bright and spacious accommodation comprises of entrance hallway with guest W.C., living room, modern fitted kitchen / dining room, 3 bedrooms, main ensuite and bathroom.

Outside the property has a fully enclosed South/South West facing rear garden and front garden with off-street parking.

Special Features

- * Semi detached
- * Double glazed windows
- * Gas fired central heating
- * Cul de sac
- * Modern walnut shaker kitchen
- * Guest W.C.
- * Off-street parking
- * Ensuite
- * Area size - C. 108 sq.m. 1162 sq ft
- * Excellent decorative condition
- * Adjacent to a host of amenities



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	5.95m x 2.15m 19'5" x 7'1"	Hardwood entrance door with frosted and leaded glass insets. Solid walnut flooring. Telephone point. Understairs storage area and shelving. Radiator cover.
Guest W.C.	1.78m x 1.48m 5'8" x 4'8"	W. C.. Wash hand basin. Fully tiled floor.
Living Room	5.1m x 3.4m 16'7" x 11'1"	Feature fireplace. Solid walnut flooring. T.V. point. Alcove with recessed lighting. Dimmer switch.
Kitchen / Dining Room	5.65m x 3m 18'5" x 9'8"	Modern fitted walnut shaker style kitchen with an ample array of eye and floor level units. Multiple drawers. Integrated Bosch fridge/freezer. Integrated Bosch dishwasher. Zanussi double oven. 4 plate ceramic hob. Whirlpool extractor fan. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Breakfast counter. Fully tiled floor. Double-glazed sliding patio door to rear garden.
Upstairs		
Landing		Hot press with dual immersion. Access to floored attic via stira staircase.
Bedroom 1	3.75m x 3.2m 12'3" x 10'5"	
Ensuite	2.88m x 0.85m 9'4" x 2'8"	Fully tiled shower cubicle with Triton T80XR electric shower. W.C.. Wash hand basin. Extractor fan. Part tiled walls. Solid walnut flooring.
Bedroom 2	3.5m x 3.55m 11'5" x 11'6"	Tongue and groove varnished flooring.