

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Bedroom 1	4.45m x 3.9m 14'6" x 12'8"		Range of fitted wardrobes.
Bedroom 2	4.35m x 3.6m 14'3" x 11'8"		Range of fitted wardrobes and overhead presses. Bay window. Original floor boards. Centre piece and coving.
Bedroom 3	2.7m x 2.15m 8'8" x 7"		

### Outside

Extensive walled and hedged front garden mainly laid to lawn with a variety of maturing shrubs and plants. Pedestrian gate. Gated side entrance way. Large rear garden with patio area. Garage (C. 5.2m x 3.3m). Garage has an aluminium up and over door. There is access to the garage via vehicular driveway to the rear of the property.



PRSA Licence 002371

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.

PROPERTY PARTNERS

de Courcy O'Dwyer

[WWW.PROPERTYPARTNERS.IE](http://WWW.PROPERTYPARTNERS.IE)



**“Bowness”,  
Ashbourne Avenue, Off South Circular Road,  
Limerick.**

**Price**

**Region €260,000**

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

We are delighted to present for sale this fantastic family home in this established neighbourhood off the South Circular Road within close proximity to the city centre and all its amenities.

The property which is presented in good condition offers bright and spacious accommodation to include entrance porch, entrance hallway, living room, family room, kitchen / dining room, sun lounge, 3 bedrooms and bathroom.

Outside the property is further enhanced with a very large front garden and a rear garden with garage and vehicular access.

A viewing of this property is highly recommended.

#### Special Features

- \* Semi detached
- \* Double glazed PVC windows
- \* GFCH
- \* Large front and rear gardens
- \* Modern fitted kitchen
- \* 2 Reception rooms
- \* Excellent location
- \* Vehicular access to rear
- \* Sun Lounge
- \* **BER Rating: G**



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Porch	1.9m x 0.85m 6'2" x 2'8"	Double glazed white aluminium French porch doors. Tiled floor. Porch light.
Entrance Hallway	5m x 1.9m 16'4" x 6'2"	Hardwood glass pannelled entrance door. Centre piece and coving. Dado rail. Victorian style tiled hallway. Alarm point. Understairs storage area.
Living Room	3.85m x 4.4m 12'6" x 14'4"	Marble open fireplace with marble hearth and timber surround. Bay window. Centre piece and coving.
Family Room	4.45m x 3.85m 14'6" x 12'6"	Feature cast iron fireplace with gas coal effect fire and ornate Mahogany surround. Centre piece and coving. Original timber flooring. Double glazed sliding patio door to rear garden. T.V. point.
Kitchen / Dining Room	7.6m x 2.3m 24'9" x 7'5"	Modern fitted pine kitchen with ample array of eye and floor level units. Display cabinets. Carved extractor hood. Single drainer 1&1/2 bowl stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Intergrated fridge freezer. Recessed lighting. Tiled floor. Pine ceiling. Door to rear garden. Opening to ....
Sun Lounge	2.8m x 2.5m 9'2" x 8'2"	Fully tiled floor.
Upstairs		
Bathroom	2.71m x 1.8m 8'9" x 5'9"	Bath with Triton T80 si electric shower. W.C. and wash hand basin. Vanity Unit. Fully tiled walls and floor.