

Upstairs			
Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress.
Bedroom 1	3.5m x 3.4m 6'9" x 5'6"		Built in units.
Bedroom 2	2.8m x 3.7m 10'8" x 9'8"		Built in units.
Ensuite	2.1m x 1.45m 6'9" x 4'7"		Fully tiled shower cubicle with Mira Elite electric shower, wc and wash hand basin.
Bedroom 3	2.3m x 2.8m 14'4" x 9'		Built in units.
Bathroom	2.3m x 2.3m		Bath. W.C. W.H.B. Part tiled. Electric shower.

Outside

Front garden with off street parking. Side gated entrance to rear private walled garden.

“The Home of High Standards”

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.



**19 The Conifers, Briarfield,
Castletroy,
Limerick.**

Price

Region €205,000

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

A fine opportunity arises to acquire this 5/6 bedroom semi detached residence within close proximity of UL, The National Technological Park and a host of local services and amenities to include Castletroy Town Centre, Kilmurray Hotel etc.

The accommodation comprises of entrance hallway, guest w.c., living room, bedroom 1, bedroom 2, kitchen / breakfast room, bedroom 3, upstairs 3 bedrooms main ensuite, bathroom and hotpress

Outside the property benefits from a fully enclosed rear private garden and a front garden with off street parking.

Special Features

- * Semi-detached
- * Double glazed PVC windows
- * Gas fired central heating
- * 5/6 Bedrooms
- * Ensuite
- * Adjacent to UL and The National Technological Park
- * C.120 sq. m. (1291 sq. ft.)

Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway		
Guest w.c		
Living room	4.3m x 4m	Fireplace
Bedroom 1	2.7m x 2.8m	
Bedroom 2	3m x 3.8m	
Kitchen / Breakfast Room	5.9m x 3m	Tiled floor. Tiled splash back are. Wall and floor units.
Bedroom 3	2.8m x 2.7m	Door to outside