

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

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

### Price

Region €205,000

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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