



**FOR SALE BY PRIVATE TREATY**

**77 BRU NA GRUADAN,  
CASTLETROY,  
LIMERICK V94C1FH**

**PRICE REGION: €250,000**

**BER C1**



## DESCRIPTION

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Property Partners de Courcy O Dwyer are delighted to bring to the market this very well presented three bed mid terraced spacious property comprising of approximately 1,100 Sq. Ft.

Externally the property benefits from parking to the front with a good sized private rear garden.

The accommodation comprises entrance hallway, guest w.c., sitting room, kitchen/breakfast room, upstairs three double bedrooms master ensuite, bathroom and hotpress.

This property also benefits from a balcony area at first floor level off the main bedroom.

Bru Na Guadan is located just off the Dublin Road via the Groody link road in Castletroy.

Castletroy is one of Limericks most sought after suburbs with all the services and amenities this area has to offer from local shops to shopping centres, pubs to hotels, cafes to restaurants and extensive clubs and playing pitches for Rugby, Soccer, Hockey and GAA along with the renowned Castletroy Golf Course. There are excellent national and secondary schools in the area and of course the ever expanding University of Limerick with it's excellent academic reputation and outstanding amenities to include river walks, 50m pool, running track and of course now home to Munster rugby, all of which as an open university are available to the public. UL is adjoined by The National Technology Park with dozens of multinational companies on its 385 acres set in an impressive park land setting.

This location further benefits from nearby access to an excellent road network and public transport system into Limerick City Centre and beyond.

This property comprises of a very well located and well presented private home which is sure to appeal to purchasers. Early viewing is essential to fully appreciate all this fine home has to offer.



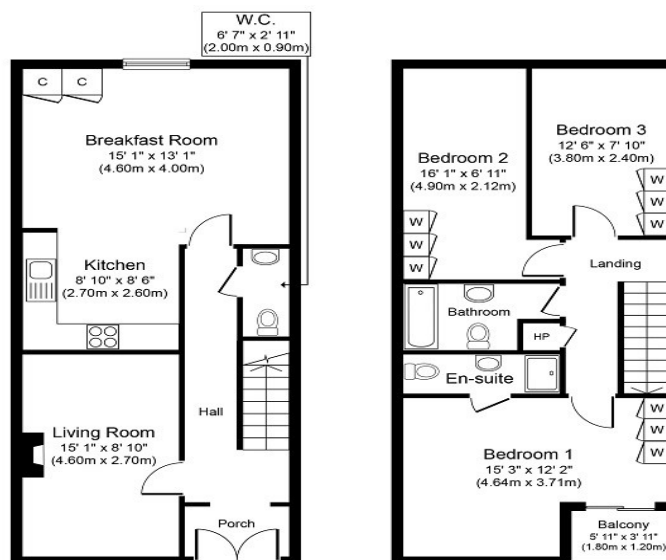


## SPECIAL FEATURES

- Large mid terraced property
- Double glazed PVC windows
- Gas fired central heating
- Three double bedrooms
- Adjacent to a large number of services and amenities
- Good sized private rear garden
- Good condition throughout
- Viewing recommended

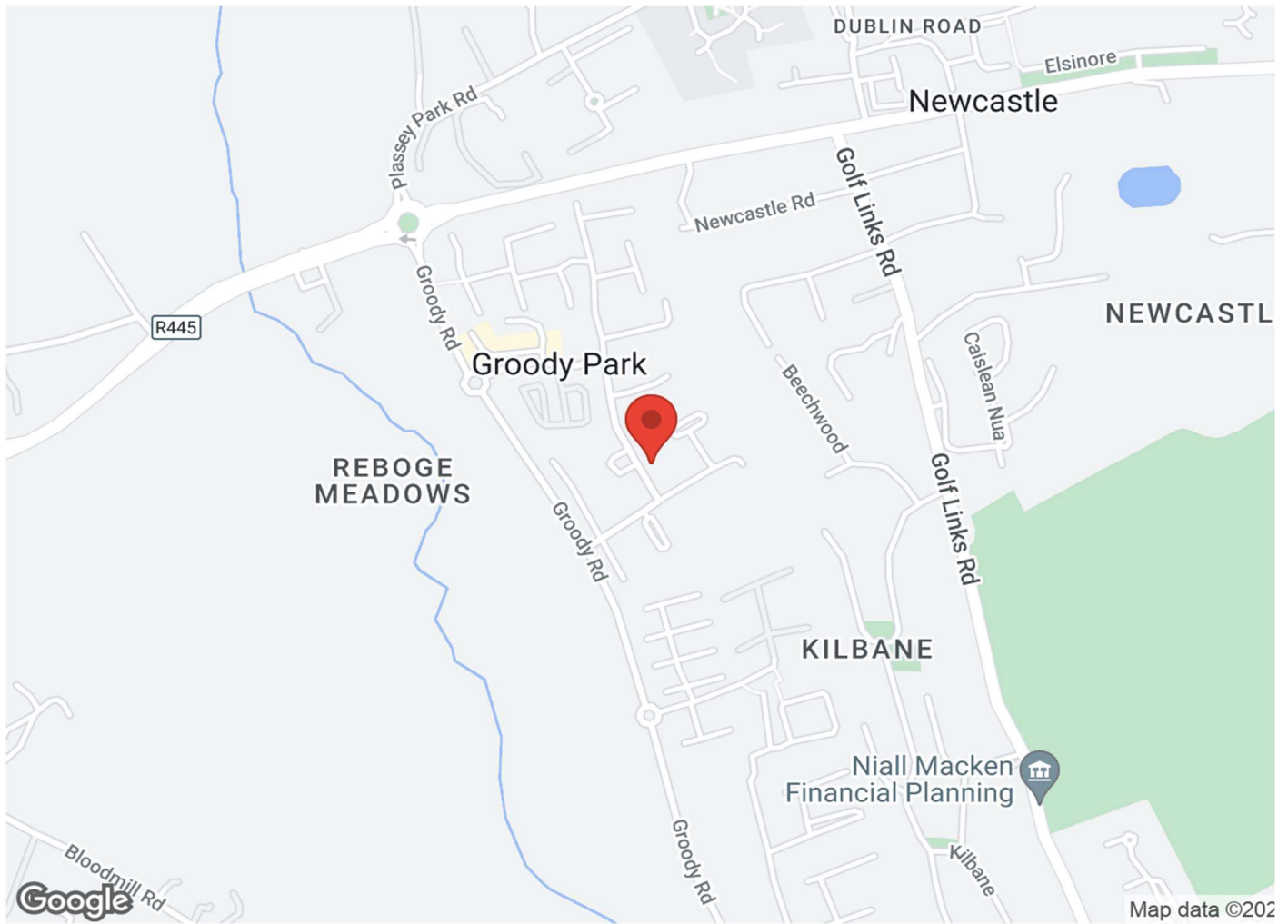
## ACCOMMODATION

- **Entrance Hall** Tiled floor.
- **Guest W.C.**
- **Sitting Room** With electric fireplace.
- **Kitchen/Breakfast Room** Wall and floor built in units. Tiled splash back area. Oven, hob and extractor fan along with additional double height storage presses. Patio door to rear garden.
- **Upstairs**
- **Bedroom 1** Master bedroom ensuite with triple built in wardrobe and balcony area.
- **Bedroom 2** Triple built in wardrobe.
- **Bedroom 3** Triple built in wardrobe.
- **Hotpress**
- **Bathroom** W.C. Wash hand basin. Bath with electric shower. Tiled floor and tiled bath surround to ceiling.
- **Outside** Good sized private rear garden with parking area to the front.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## PRICE REGION

€250,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## DIRECTIONS

Google Map: V94C1FH

## Contact Agent

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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.



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