



FOR SALE BY PRIVATE TREATY

**10 WILLOW CRESCENT,
RIVERBANK,
ANNACOTTY,
LIMERICK.
V94E8C1**

PRICE REGION: €220,000



DESCRIPTION

New to the market comes this well presented 3 storey 4 bed roomed terraced house in this popular development in the ever expanding suburb of Monaleen/Castletroy/Annacotty 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, recently upgraded running track and of course now home to Munster rugby, all of which as a 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.

The property has been maintained to an excellent standard by its current house proud owners. The bright spacious accommodation comprises of entrance hallway, living room, kitchen, utility room, 4 bedrooms, 2 ensuite and a bathroom.

Outside to the front there is off street parking and a garden area while to the back there is a patio area and garden with mature shrubs.





SPECIAL FEATURES

Double glazed windows throughout
 Gas fired central heating
 Two ensembles
 Utility Room
 Overlooking large green area leading to the Mulcair River
 Very central location
 Good condition throughout

ACCOMMODATION

Ground floor

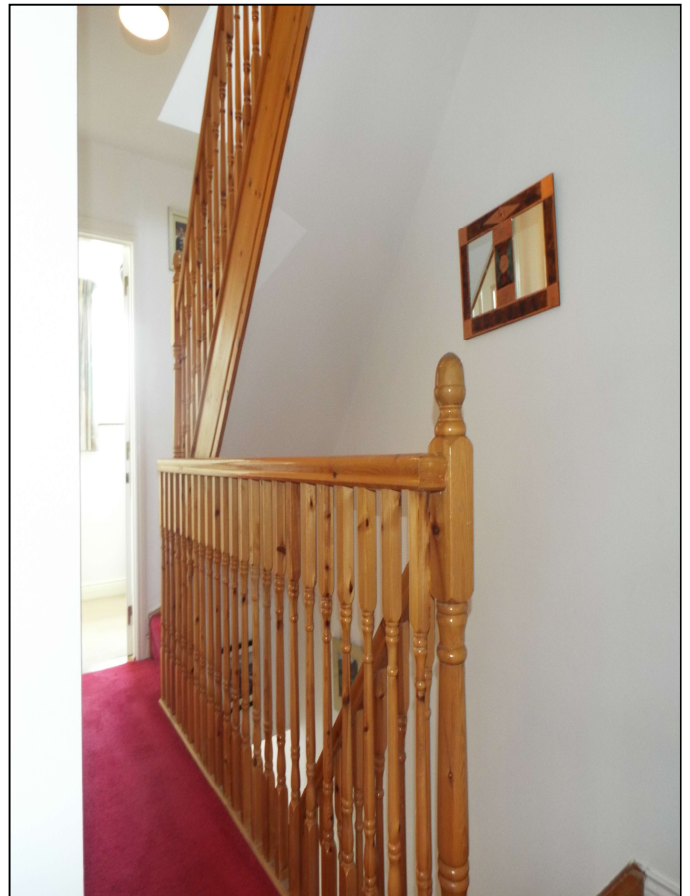
- Entrance Hallway
- Living Room 5.53m x 4.0m
- Kitchen 3.35m x 3.4m
- Utility Room 2.6m x 1.5m

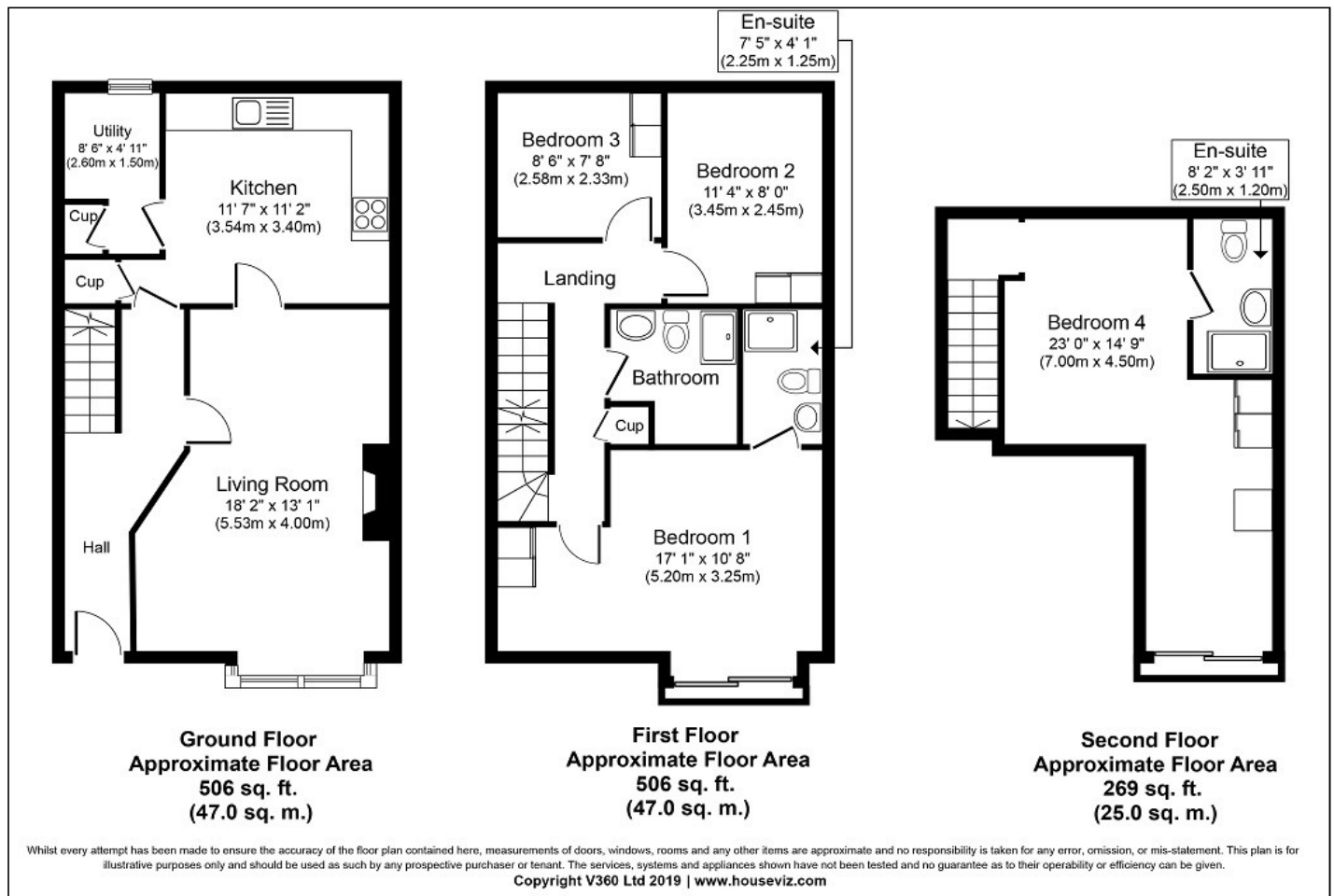
First Floor

- Bedroom 1 with ensuite 5.2m x 3.25m
- Bedroom 2 3.45m x 2.45m
- Bedroom 3 2.58m x 2.33m
- Bathroom
- Hotpress

Second Floor

- Bedroom with Ensuite 7.0m x 4.5m





PRICE

€220,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

OUTSIDE

Off street car parking to the front with garden area overlooking a large green leading to the Mulcair River while to the back the property benefits from a patio area and garden with mature shrubs.

Contact Agent

PROPERTY PARTNERS DE COURCY ODWYER

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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.