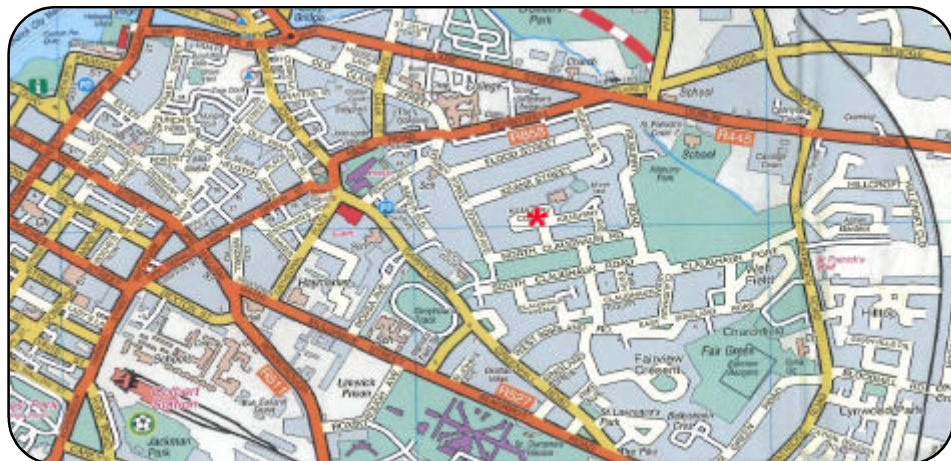




### Outside

**F**ront garden part lawned with raised borders containing a variety of plants, shrubs and rose bushes. Large driveway. Access via wrought iron treble gates. Fully walled west facing rear garden with raised borders containing many plants and shrubs. Trellis with growing ivy. Patio area. Outside light. External fish aquarium. Outside tap.



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.



**1 Kilmurry Court,  
Garryowen,  
Limerick.**

**Price**

Region €155,000

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

New to the market comes this fine three bedroom residence presented in excellent condition. No. 1 Kilmurry Court would make a fine family home with amenities such as schools, shops and the city centre within close proximity.

Accommodation comprises entrance hallway, living room, family room, conservatory, kitchen/breakfast room, guest W.C. three bedrooms, bathroom and garage.

Outside there is a fully walled west facing rear garden with external fish aquarium and a front garden with a large gated driveway for off street parking. Viewing is highly recommended.

#### Special Features

- \* End of terrace
- \* Double glazed windows
- \* Three bedrooms
- \* Conservatory
- \* Garage
- \* West facing rear garden
- \* Large front garden with ample off street parking
- \* Guest W.C.
- \* Excellent decoration condition
- \* Walls insulated
- \* Attic insulated
- \* External walls plastered



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	4.5 m x 1.47 m 14'8" x 4'8"		PVC entrance doorway with double glazed frosted & bevelled inset. Tiled floor. Understairs storage area with shelving. Cloak closet with shelving. Recessed light.
Living Room	6 m x 3.2 m 19'7" x 10'5"		Feature fireplace with ornate mahogany surround, tiled inset & solid fuel stove. TV point. Opening to...
Family Room	3.1 m x 2.5 m 10'2" x 8'2"		Timber flooring. Recessed lighting. Double glazed French doors leading to...
Conservatory	3.2 m x 3 m 10'5" x 9'8"		Tiled floor. Radiator. Double glazed French door leading to rear garden.
Guest W.C.	1.44 m x 1 m 4'7" x 3'2"		WC Wash hand basin. Fully tiled walls & floor. Extractor fan.
Kitchen/Breakfast Room	3.75 m x 3.1 m 12'3" x 10'2"		Ample array of eye & floor level units, display cabinets, wine rack, four cutlery drawers. Zanussi electric oven & four plate gas hob. Extractor fan. Single drainer 1 1/2 bowl stainless steel sink unit with mixer tap & extensive tiled splashback area. Fully tiled floor.
Garage	5.45 m x 4 m 17'9" x 13'1"		Double teak doors. Plumbed for washing machine.
Landing			Access to attic via Stira staircase.
Bedroom 1	3.62 m x 3.2 m 11'8" x 10'5"		Telephone point.
Bedroom 2	3.25 m x 2.4 m 10'7" x 7'8"		
Bedroom 3	3.53 m x 3.1 m 11'6" x 10'1"		
Shower Room			WC Wash hand basin. Fully tiled shower cubicle with Creda electric shower. Fully tiled walls.