



FOR SALE BY PRIVATE TREATY

**GLENEAGLES
12B LIFFORD PARK,
SOUTH CIRCULAR ROAD,
LIMERICK V94ARN5**

PRICE: €325,000

BER C2



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this superb three bedroomed semi detached home in a secluded cul de sac at this prestigious location.

The bright, airy and spacious accommodation comprises entrance hall, guest W.C., living room, family room, kitchen / dining room, three bedrooms and bathroom.

The property is further enhanced by a front garden with off street parking, a west facing rear garden and a large south facing side garden with development potential subject to planning.

The property is situated in an attractively landscaped enclave of just thirty houses. It is ideally located off the South Circular Road within close proximity to primary and secondary schools, University Hospital Limerick, Crescent Shopping Centre, Mary Immaculate College and is within walking distance of the city centre.

Given the private and quiet location, this property makes for a fine family home or may be an opportunity for those wishing to downsize in this most desirable area.

A viewing of this property is highly recommended.





SPECIAL FEATURES

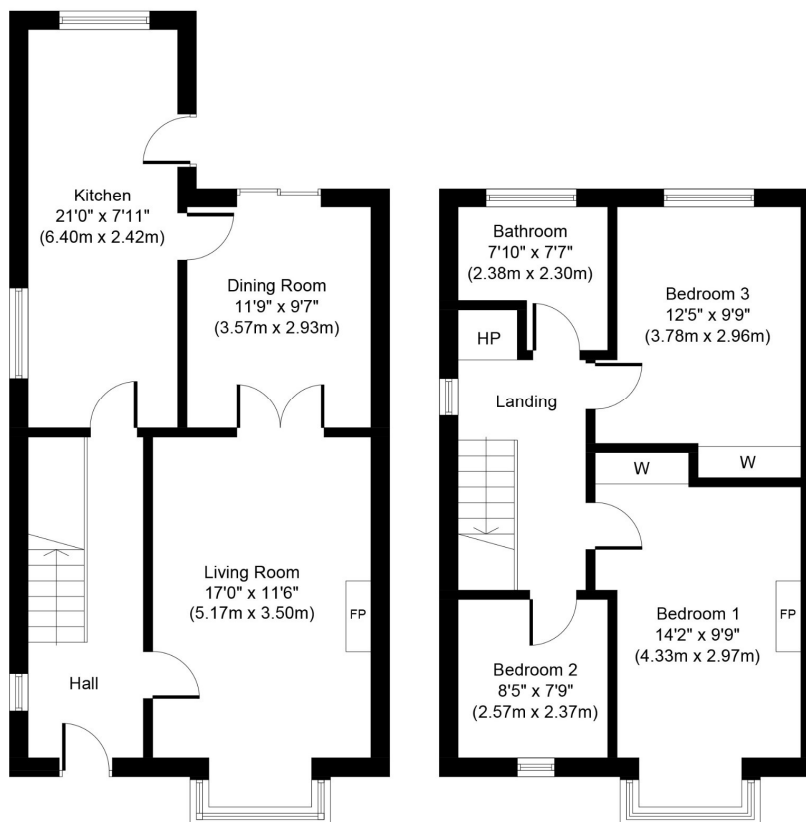
- Semi detached
- Double glazed windows
- Gas fired central heating
- Excellent decorative condition
- Small cul de sac development of just 30 houses
- West facing rear garden
- Large south facing side garden with potential to extend the existing property or indeed a possibility to build a separate property subject to planning permission
- Attic suitable for conversion

ACCOMMODATION

- | | |
|--------------------------------|---|
| • Entrance Hall | Hardwood entrance door. Understairs storage. |
| • Guest W.C. | W.C. Wash hand basin. Extractor fan. |
| • Living Room | Feature marble fireplace, centre piece and coving. Bay window. Double doors to... |
| • Family Room | Coving. Hardwood and glass panelled patio door to rear garden. |
| • Kitchen / Dining Room | Spacious light filled kitchen / dining area with dual aspect windows and hardwood glass panelled door to rear garden. Ample array of eye and floor level units, extractor fan, washing machine etc. |

Upstairs

- | | |
|--------------------|---|
| • Landing | Hotpress with a dual immersion. |
| • Bathroom | Bath with Triton electric shower. W.C. Wash hand basin. Part tiled walls. Extractor fan. |
| • Bedroom 1 | Range of fitted wardrobes. Bay window. |
| • Bedroom 2 | Fitted wardrobes. |
| • Bedroom 3 | Fitted wardrobes. |
| • Outside | West facing rear garden laid with patio area, raised beds and mature plants and trees. There is a large south facing side garden with development potential subject to necessary planning permissions. House not directly overlooked. Front garden with off street parking. |



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

€325,000

DIRECTIONS

Google Map: V94ARN5

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: decourcyodwyer@propertypartners.ie

**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.