



FOR SALE BY PRIVATE TREATY

**163 BLOOMFIELD,
NEWTOWN,
ANNACOTTY,
LIMERICK V94NX7P**

GUIDE PRICE: €400,000





DESCRIPTION

No. 163 Bloomfield comprises of a semi detached 4 bedroom residence of c. 1,288 Sq. Ft. overlooking a large green area. Internally this well presented property comprises of entrance hallway, living room, kitchen/breakfast room, guest w.c. on the ground floor while upstairs the property benefits four well appointed bedrooms main ensuite and bathroom.

Outside there is a mature landscaped front garden with cobblelock drive. The property benefits from a gated side access to a well proportioned rear garden with large patio area and garden shed.

Annacotty is one of Limerick's most sought after attractive suburbs with all the services and amenities this area has to offer from the adjoining park, childrens play area, local shops and 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.

Please note that this sale includes all carpets, curtains, blinds, electric light fittings, oven, hob and extractor fan where applicable and all loose fittings will be removed prior to sale closing. The curtains in bedroom 2 and 4 will be removed prior to the sale closing.



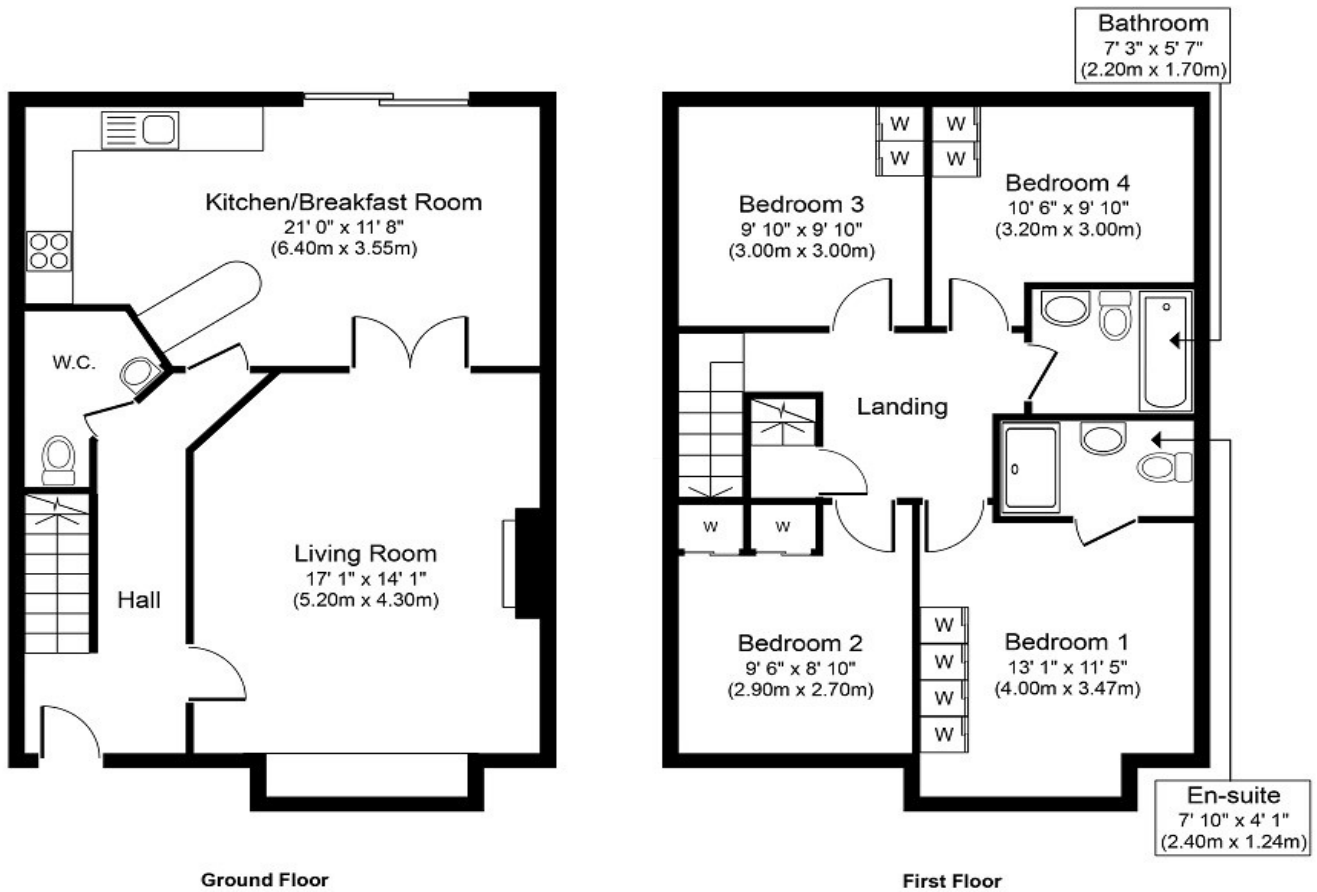


SPECIAL FEATURES

- Good sized semi detached residence
- Mature gardens
- Four bedrooms
- Gas fired central heating
- Woodgrain PVC double glazed windows
- Stylish internal doors
- Walking distance to all amenities including shops, restaurants, schools, park etc.
- One of Limericks most sought after developments
- The property is in good condition throughout
- Overlooking a green area

ACCOMMODATION

- **Ground Floor**
- **Entrance Hallway** Hardwood entrance door. Tiled floor.
- **Guest W.C.** Under stairs guest w. c. Wash hand basin.
- **Living Room** Fireplace with solid fuel stove with timber surround. Solid timber floors. Double doors to...
- **Kitchen / Breakfast Room** Fully fitted kitchen with ample array of eye and floor level units. Breakfast counter. Tiled splash back. Integrated oven, hob and extractor fan. Tiled floor. Double glazed sliding doors to rear garden.
- **First Floor**
- **Landing** Hot press with dual immersion. Access to the attic via Stira staircase. Stairs and landing fully carpeted.
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- **Bedroom 1** Double built in wardrobes.
- **Ensuite** Mira Elite electric shower. Fully tiled throughout.
- **Bedroom 2** Built in wardrobes.
- **Bedroom 3** Built in wardrobes.
- **Bedroom 4** Built in wardrobes.
- **Bathroom** Bath with shower unit. W.C, W.H.B. Fully tiled throughout.
- **Outside** Mature and landscaped front garden with off street cobblelock driveway. Side gate to rear garden with large patio area and garden shed.



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

€400,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google Map: V94NX7P

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
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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.