



**FOR SALE BY PRIVATE TREATY**

**4 BELVOIR LAWN,  
GOULDAVOHER,  
DOORADOYLE,  
LIMERICK V94E72D**

**Price Region: €225,000**

**BER C1**



## DESCRIPTION

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We are delighted to present for sale this beautifully upgraded modern and charming semi detached property in this highly desirable neighbourhood which is located within close proximity to University Hospital Limerick as well as The Crescent Shopping Centre, Raheen Industrial Estate and just a short distance from the city centre.

The bright and spacious accommodation comprises of entrance porch, entrance hall, living room, kitchen/dining room, three bedrooms and bathroom.

Outside the property has a southwest facing fully walled large rear garden with a side garden suitable to extend subject to the necessary planning permission.

The property benefits from gas fired central heating, double glazed windows and is ideally positioned at the end of a quiet cul de sac and overlooking a green area.

A viewing of this property is highly recommended.





## SPECIAL FEATURES

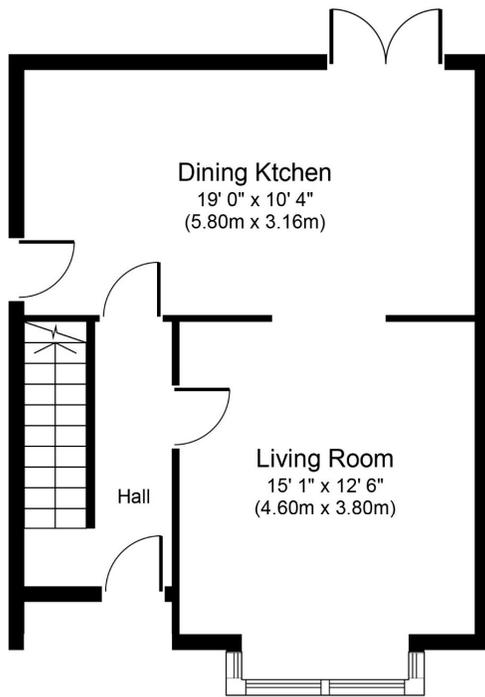
- Semi detached
- Gas fired central heating (New boiler)
- Double glazed windows
- Excellent decorative condition
- Close proximity to UHL, Crescent SC and Raheen Ind Est
- Southwest facing fully walled rear garden
- Insulated walls
- Modern fitted kitchen and bathroom
- Large side garden suitable for extension subject to PP
- Cul de Sac
- BER: C1

## ACCOMMODATION

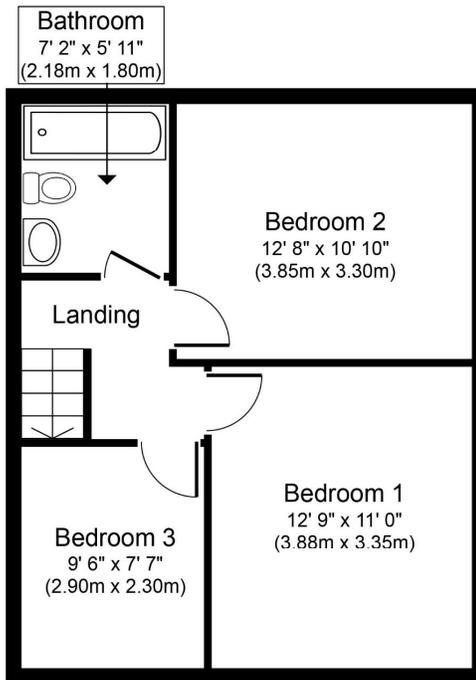
- **Entrance Porch** Porch light. Tiled floor. Black composite entrance door.
- **Entrance Hall** Porcelain tiled hall. Understairs storage with touch open units. Telephone point. Recessed lighting.
- **Living Room** 4.6m x 3.8m Feature cast iron fire place with marble hearth. Large bay window. Coving. TV point. Double doors to...
- **Kitchen/dining room** 5.8m x 3.16m Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Whirlpool four plate gas hob. Extractor fan. Zanussi double oven. Integrated fridge freezer. Integrated Zanussi dishwasher. Porcelain tiled floors. Coving. Double glazed french PVC door to rear garden. Side door to side and rear garden. Understairs pantry unit.
- **Upstairs**
- **Bathroom** 2.18m x 1.8m Modern fitted bathroom suite. Bath with Triton T90 Z electric shower. Glass shower door. W.C. Wash hand basin. Fully tiled walls and floor.
- **Bedroom 1** 3.88m x 3.35m Coving. Range of fitted wardrobes.
- **Bedroom 2** 3.85m x 3.3m Coving. Range of fitted wardrobes.
- **Bedroom 3** 2.9m x 2.3m Fitted wardrobes.

### Outside

Fully walled south west facing rear garden mainly laid to lawn. Patio area. Side garden with potential to extend subject to Planning Permission. Front garden with off street parking.



**Ground Floor**  
**Approximate Floor Area**  
**463 sq. ft.**  
**(43.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**452 sq. ft.**  
**(42.0 sq. m.)**

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. 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

€225,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## 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



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