

## Outside

The property is further enhanced by a cobblelock drive with 2 off-street carparking spaces to the front and a good-sized private rear garden.



## “The Home of High Standards”

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



65 Kylemore,  
Old School House Rd,  
Monaleen, Co. Limerick.

### Price Guide:

Region €210,000

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

We are delighted to offer for sale this superbly located townhouse in this very popular and modern residential development.

The property comprises of a well presented 3 double bed roomed, mid-terraced property in very good condition throughout, overlooking a large green area to the front.

The accommodation comprises entrance hallway, living room, kitchen / dining room, large utility room, under-stairs guest W.C., 3 double bedrooms, main ensuite and bathroom.

The property is located on the Old School House Road which runs between the Monaleen Road and the Golf Links Road. A very well established and sought after residential location with nearby landmarks and amenities to include: Monaleen National School, Castletroy Secondary School, University of Limerick, National Technology Park along with a number of hotels, pubs, restaurants, local and district shopping centres.

### Special Features

- \* Mid Terrace
- \* Gas fired central heating
- \* Double glazed PVC windows
- \* 3 double bedrooms
- \* BER Rating: C1
- \* Excellent location
- \* Good condition throughout
- \* Ideal home or investment
- \* Adjacent to University of Limerick, National Technology Park, Castletroy College, Monaleen National School etc



### Accommodation

Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	5.3m x 2.4m 17'4" x 7'9"		Under-stairs storage. Hardwood entrance door with frosted, leaded and stain-glass inset. Walnut semi-solid timber floor.
Guest W.C.			Large guest W.C.. Wash hand basin. Tiled floor.
Living room	5m x 3.5m 16'4" x 11'5"		Feature open marble fireplace with cast iron inset and marble hearth. Walnut semi-solid timber floor. T.V. point.
Kitchen / Dining Room	5.3m x 3.6m 17'4" x 11'8"		Modern fitted walnut kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Tiled floor. Built-in fridge, freezer, cooker, gas rings and extractor fan.
Utility Room	1.75m x 2.67m 5'7" x 8'7"		Built-in presses with countertop. Tiled splashback area. Tiled floor. Plumbed for washing machine & dishwasher. Door to outside.

### Upstairs

Landing			Hot press with dual immersion. Attic ladder to partial floored attic.
Bathroom	1.8m x 2m 5'9" x 6'5"		Bath with Triton electric shower with shower door. W.C.. Wash hand basin. Fully tiled throughout.
Bedroom 1 - Double	3.4m x 3m 11'1" x 9'8"		Double fitted wardrobe.
Ensuite			Triton electric shower. W.C.. Wash hand basin. Fully tiled throughout.
Bedroom 2 - Double	4.3m x 2.7m 14'1" x 8'8"		Double fitted wardrobe.
Bedroom 3 - Double	4.3m x 2.7m 14'1" x 8'8"		Built-in wardrobes.