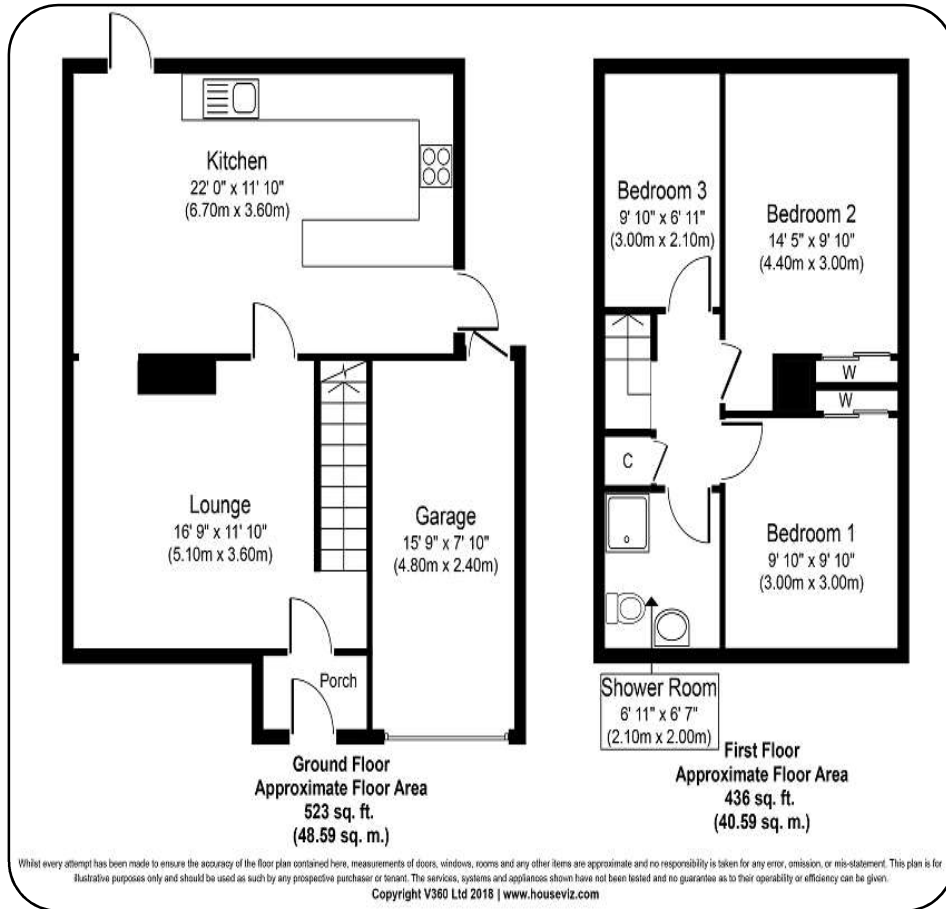


## Outside

Off-street parking to the front. A good sized rear garden which has been well planted. Large patio area.



## "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 O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



205 Elm Grove Close,  
Elm Park, Castletroy,  
Co. Limerick.

### Price Guide:

Region €190,000

Barrack House, O' Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)  
PSRA Licence No.: 002371

**W**e are delighted to offer for sale this well presented, 3 bedroomed semi detached property with garage, located in a quiet cul-de-sac within Elm Park. The subject property is located opposite the University of Limerick and close to all services & amenities.

**I**nternally the property is in good condition throughout. Whilst externally there is off-street parking to the front with a good-sized rear garden, which has been well planted. Large patio area.

### SPECIAL FEATURES

- \* Semi detached
- \* Oil fired central heating
- \* Double glazed PVC windows
- \* 3 bedrooms
- \* Very close proximity to the University of Limerick
- \* Garage area
- \* Ideal investment property
- \* Floor area approx. 88 sq.m. to exclude Garage.
- \* The entire property benefits from external insulation, which has been completed to a high standard.
- \* BER - C3



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hall		
Lounge	5.1 x 3.6m 16'9" x 11'10"	Fireplace. Timber flooring effect.
Kitchen / Dining area	6.7m x 3.6m 22'0" x 11'10"	Built- in solid wood wall and floor units. Tiled splashback. Door to back garden.
Garage	4.8m x 2.4m 15'9" x 7'10"	Projected area.
UPSTAIRS		
Bathroom	2.1m x 2m 6'11" x 6'7"	Electric shower. W.C. and wash hand basin. Fully tiled
Bedroom 1	3m x 3m 9'10" x 9'10"	Built in double wardrobes.
Bedroom 2	4.40m x 3.00m 14'5" x 9'10"	Built in double wardrobes.
Bedroom 3	3.0m x 2.1m 9'10" x 6'11"	