



**FOR SALE BY PRIVATE TREATY**

**4 COURTBRACK TERRACE,  
SOUTH CIRCULAR ROAD,  
LIMERICK V94K16A**

**PRICE: €295,000**







## DESCRIPTION

A fantastic opportunity arises to acquire this spacious three bedroom family home located in this highly desirable location within close proximity to Limerick City Centre, Mary Immaculate College and a number of both primary and secondary schools.

The bright, spacious and well laid out accommodation comprises of entrance porch, entrance hallway, living room, family room, dining room, kitchen, guest WC, three bedrooms and bathroom.

Outside the property is further enhanced with a secluded west facing rear garden and front garden with off street parking.

A viewing of this property is highly recommended.



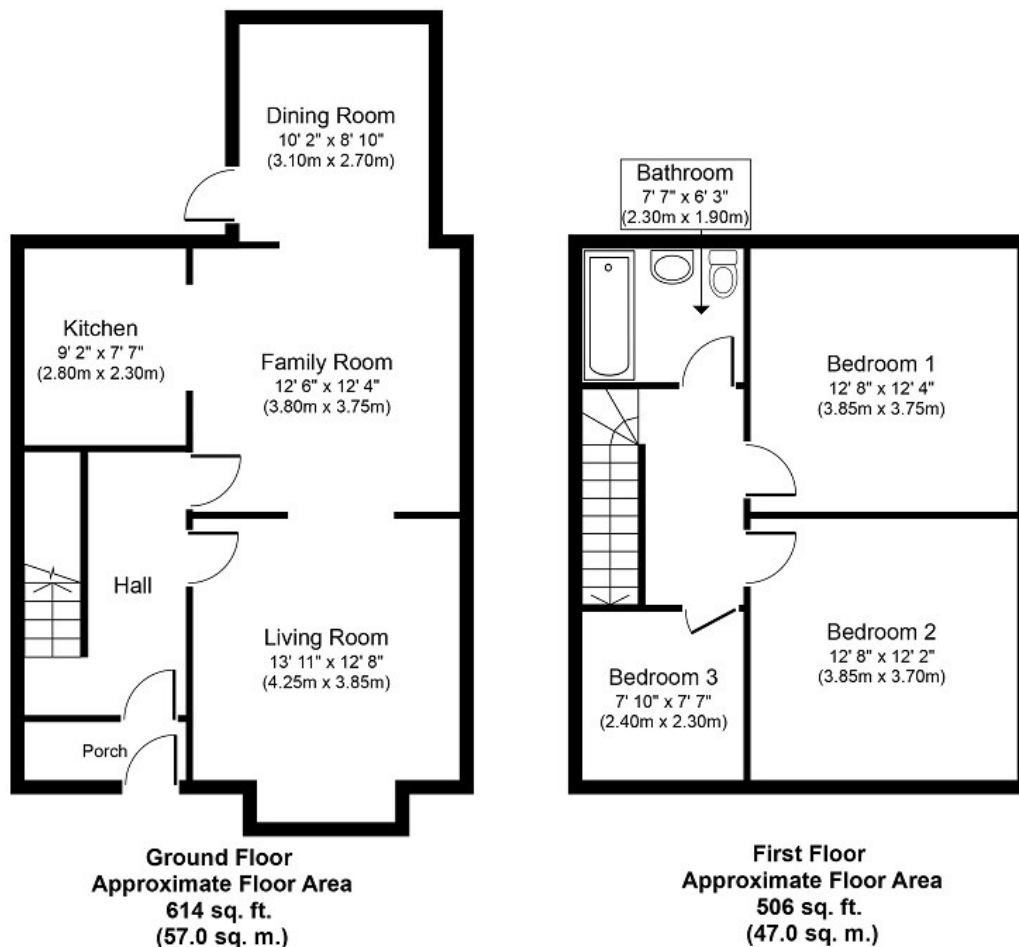


## SPECIAL FEATURES

End of terrace  
 Double glazed windows  
 Gas fired central heating  
 3 reception rooms  
 3 bedrooms  
 West facing rear garden  
 Off street parking  
 Walking distance to Limerick City Centre  
 Close proximity to Mary Immaculate College

## ACCOMMODATION

- |                    |               |  |
|--------------------|---------------|--|
| • Entrance Porch   |               | Bronze aluminium entrance door. Tiled floor. Porch light.  |
| • Entrance Hallway | 2.30m x 3.90m | Hardwood entrance door. Timber flooring. Understairs storage.  |
| • Guest W.C.       |               |  |
| • Living Room      | 4.25m x 3.85m | Marble fireplace with cast iron inset and stanley solid fuel stove. Marble hearth. Timber flooring. Large bay window. TV point. Coving. Picture rail. Sliding doors to ...   |
| • Family Room      | 3.80m x 3.75m | Marble fireplace. Marble hearth and solid fuel stove. Timber flooring. Coving. Picture rail. TV point.   |
| • Kitchen          | 2.80m x 2.30m | Ample array of eye and floor level units. Four cutlery drawers. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher. Plumbed for washing machine. Recessed lighting. Electric oven and four plate gas hob. |
| • Dining Room      | 3.10m x 2.70m | Timber flooring. Vaulted ceiling with recessed lighting and two velux windows. Double glazed french door to rear garden.   |
| • Upstairs         |               |  |
| • Landing          |               | Stira staircase to floored attic.  |
| • Bathroom         | 2.30m x 1.90m | Cast iron bath. Triton T90 i electric shower. Folding shower door. W.C. Wash hand basin. Part tiled walls. Picture rail.   |
| • Bedroom 1        | 3.85m x 3.75m | Wall to wall mirrored slide robes.   |
| • Bedroom 2        | 3.85m x 3.70m | Range of fitted wardrobes and shelving.  |
| • Bedroom 3        | 2.40m x 2.30m |  |
| • Outside          |               | Secluded and westerly facing mature rear garden mainly laid to lawn with a variety of plants, shrubs and trees. Gated side entrance way. Front garden is cobblelocked and has double wrought iron gates  |



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 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

€295,000

## VIEWING DETAILS

By appointment only

## DIRECTIONS

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
P: 061 410 410  
E: [decourcyodwyer@propertypartners.ie](mailto: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.