

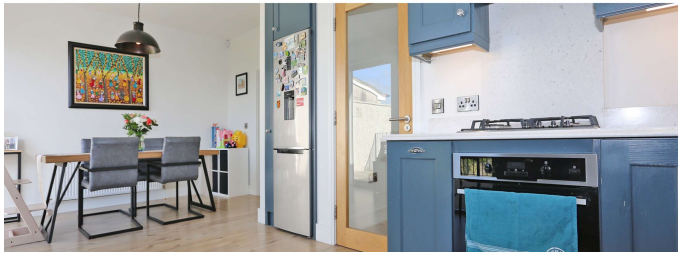


FOR SALE BY PRIVATE TREATY

**MONTELOUP,
NORTH CIRCULAR ROAD,
LIMERICK V94PX4T**

PRICE: €745,000





DESCRIPTION

Property Partners de Courcy O Dwyer are pleased to present to the market 'Monteloup', a wonderful opportunity to acquire a B rated turn key three/four bedroom detached home which has recently been fully refurbished to an exceptionally high standard. The setting of this charming home is sure to appeal to many as it is beside a host of amenities on this ever popular location of the North Circular Road.

The property itself comes to the market in immaculate condition and has been extremely well maintained and tastefully presented throughout, full of light with an airy and modern feel and stylish interior.

Internally the bright and spacious accommodation briefly comprises of entrance hall, guest w.c., under stairs storage, living room, kitchen/dining room, utility room, office/bedroom 4, storeroom, three double bedrooms, bathroom ensuite and shower room.

Outside the property is further complimented with a fully walled private west facing rear garden well stocked with a variety of shrubs, plants and trees and has a raised and railed composite deck area. There is a walled front garden with a tarmacadamed driveway and also has a border of plants, shrubs and trees.

Monteloup is convenient to Villiers School, Ard Scoil Ris, Limerick GAA Grounds, Thomond Park and just a short distance from the city centre and all its amenities.

A viewing of this property is highly recommended.



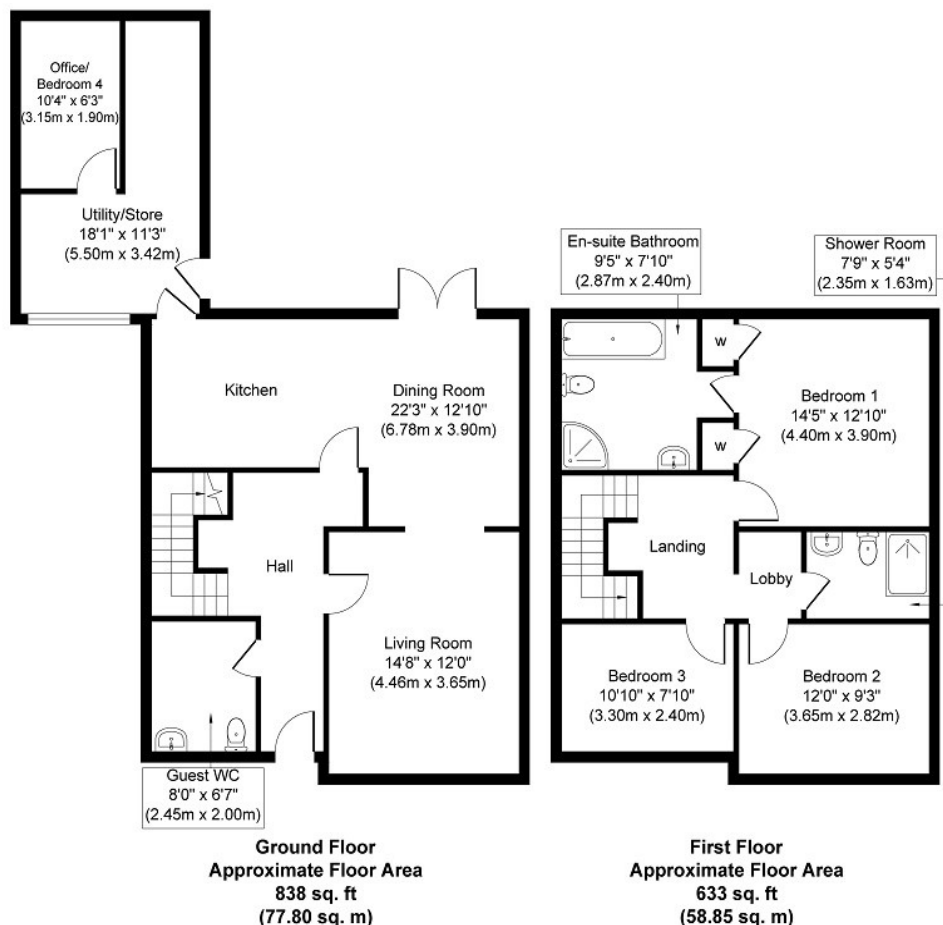


SPECIAL FEATURES

Detached
 Gas fired central heating – zoned upstairs, downstairs and water
 Alarm
 Alu-clad Rationel double glazed windows
 Fully refurbished to an exceptional high standard in 2018
 BER: B3
 Three double bedrooms
 High quality bathrooms/showerroom with underfloor heating
 Private west facing rear garden
 Composite deck
 Stunning interior
 Adjacent to a selection of schools
 Walking distance to the city centre

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door. Recessed lighting. Radiator cover. Under stairs storage area with recessed light.
- **Guest W.C.** W.C. Wash hand basin. Recessed lighting.
- **Living Room** Feature fireplace with gas effect fire remote controlled. TV point. Range of fitted bookshelves and storage cabinets. Double sliding pocket doors leading to...
- **Kitchen / Dining Room** Modern fitted kitchen with an ample array of solid wood Wakefield eye and floor level units. Stainless steel sink unit with mixer tap. Electrolux electric oven and Electrolux four plate gas hob. Extractor fan. Quartz work top space. Oak breakfast bar. Integrated dishwasher. Recessed lighting. Double glazed sliding doors to the raised external deck area.
- **Utility Room** Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Dryer. Range of eye and floor level units. Recessed lighting.
- **Bedroom 4 / Office** Fitted shelving. Recessed lighting. Part timber panelled walls.
- **Store Room** Double doors to side and front and Alu-clad Rationel door to the raised external deck area and rear garden.
- **Upstairs**
- **Landing** Access to attic via Stira staircase. Recessed lighting.
- **Lobby** Storage drawers.
- **Master Bedroom** Range of fitted wardrobes and overhead presses. Recessed lighting. TV point.
- **Ensuite Bathroom** Bath. W.C. Wash hand basin in vanity unit. Shower cubicle with sliding glass door and a rainfall shower head. Recessed lighting. Heated towel rail. Under floor heating.
- **Bedroom 2** Range of fitted wardrobes.
- **Bedroom 3**
- **Shower Room** Fully tiled shower cubicle with glass shower door and a rainfall shower head. Tiled floor. W.C. Wash hand basin in vanity unit. Extractor fan. Recessed lighting. Under floor heating.
- **Outside** Walled front garden. Tarmacadamed driveway. Raised borders with maturing plants, shrubs and trees. Fully walled mature west facing rear garden mainly laid to lawn with hedging, shrubs and trees surrounding. Outside tap and light. Garden shed. Raised railed composite deck area with underneath storage area and roll out awning. External timber 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

€745,000

DIRECTIONS

Google Map: V94PX4T

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.