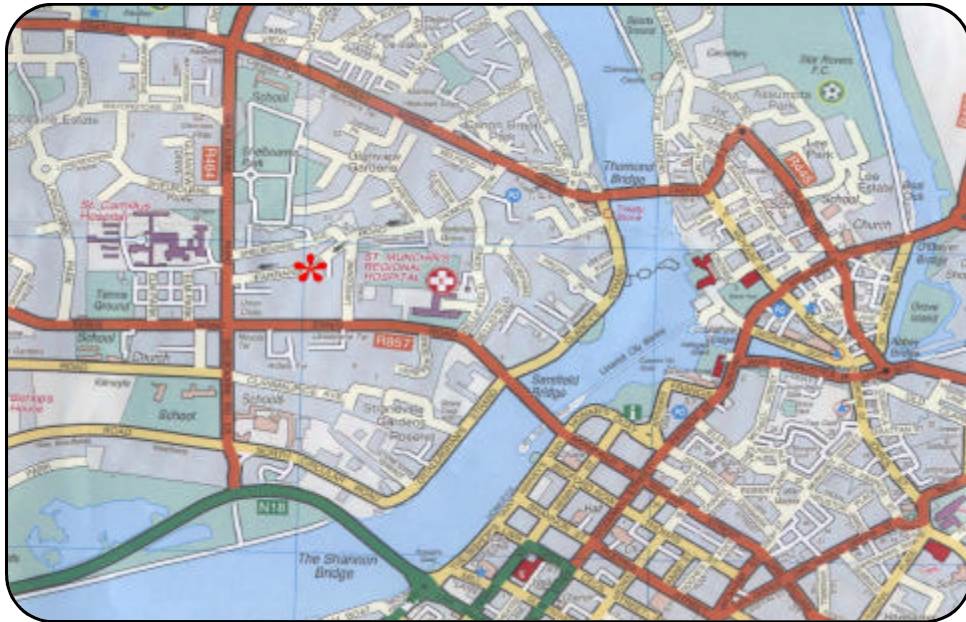


Outside

Maintenance free walled & railed front garden. Tarmacadamded driveway. South facing rear garden with patio area & steps leading to the garden area. Pedestrian access to laneway which has potential for a garage to be built subject to any necessary planning permission. Barna shed. Gated side entrance. Outside tap & light.



O.S. LicenceAU0038307

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.



**9 Shelbourne Court,
off Shelbourne Road,
Limerick.**

Price

Region €190,000

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443s Email decourcyodwyer@propertypartners.ie

A rare opportunity arises to acquire this spacious three bedroom end of terrace residence located just off the Shelbourne Road within close proximity to the Ennis Road and just a short stroll from the city centre and all its amenities.

The well laid out and spacious accommodation comprises entrance hallway, living room, family room, kitchen/breakfast room, three bedrooms and bathroom.

Outside this fine property is further complimented by a south west facing rear garden with a pedestrian access to a rear laneway. This provides the discerning purchaser the opportunity to build a garage with its own access from the rear subject to the necessary planning. The property also has a maintenance free walled an railed front garden with a tarmacadaed driveway.

Special Features

- * End of terrace
- * Full brick exterior
- * Two reception rooms
- * Gas fired central heating
- * Double glazed windows
- * Laneway to rear with potential for garage (subject to planning permission)
- * Excellent residential address
- * Just minutes walk from city centre
- * Aluminium fascias, gutters & downpipes
- * T.V. & telephone points
- * **Schools:** Primary: JFK Memorial; Croi Ro Naofa Iosa, Fernbank
Secondary: Salesians (girls); Ard Scoil Ris (boys) Villiers (mixed)
- * **Shops:** Jetland Shopping Centre
- * **Bus Route:** 303 Clareview to City Centre
- * **Creche/Montessori:** Rathvarna Montessori, Ennis Road; Little Acorns Creche, North Circular Road
- * **Churches:** Holy Rosary RC
- * **Hotels:** Woodfield House, Hilton Hotel, Greenhills Hotel
- * **Landmarks:** Gaelic Grounds



Accommodation		
Accommodation	Size M/Ft.	Description
Entrance Hallway	4.4 m x 1.82 m 14'4" x 5'9"	Hardwood entrance door. Telephone point.
Living Room	4.93 m x 3.91 m 16'2" x 12'8"	Marble fireplace with marble hearth. Bay window. T.V. point. Coving. Double glass panelled doors to...
Family Room		Brick fireplace with marble hearth. T.V. point. Telephone point. Fitted shelving & cabinets. Door to ...
Kitchen/Dining Room	4.9 m x 2.64 m 16'1" x 8'7"	Range of eye & floor level units, 4 drawers, shelving, single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled splash-back area. Telephone point. Understairs storage area. Door to rear garden.
Landing		
Bedroom 1	4.44 m x 3.05 m 14'6" x 10'	Wall to wall fitted wardrobes with overhead presses & vanity unit. T.V. point. Telephone point.
Bedroom 2	4.26 m x 3.68 m 13'9" x 12'1"	Fitted wardrobes.
Bedroom 3	3.18 m x 2.85 m 10'4" x 9'4"	
Bathroom	3.26 m x 2.07 m 10'7" x 6'8"	Bath with Mira Sport electric shower, folding shower door. W.C. Bidet & wash hand basin in vanity unit. Hotpress with duel immersion