

Upstairs		
Landing		Hot press with dual immersion.
Bedroom 1	4.11 m x 2.9 m 13'5" x 9'5"	Range of fitted wardrobes & over-head presses. Vanity unit. Tongue & groove flooring. TV point. Bay window.
Ensuite	2.56 m x 1.0 m 8'4" x 3'3"	Shower cubicle with Triton T80 xr electric shower. WC Wash hand basin. Fully tiled floor & walls Extractor fan.
Bedroom 2	3.32 m x 3.12 m 10'9" x 10'2"	Fitted wardrobes. Tongue & groove sanded & varnished flooring.
Bedroom 3	7.3 m x 2.72 m 23'9" x 8'9"	
Bedroom 4	2.34 m x 2.2 m 7'7" x 7'2"	Tongue & groove sanded & varnished flooring. Fitted wardrobe.
Bathroom	2.23 m x 1.75 m 7'3" x 5'7"	Bath with telephone shower attachment. W.C. Wash hand basin. Fully tiled walls & floor.

Outside

Fully walled rear garden mainly laid to lawn. Raised timber deck. Outside light. Gated side entrance way. Front garden part lawned with tarmacadamed driveway.



Viewing strictly by appointment

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**84 Cul Crannagh,
Dooradoyle,
Limerick.**

Price

Region €189,950

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

New to the market comes this fine four bedroom semi detached family home at an affordable price.

This well maintained property is located within close proximity to all necessary amenities and comprises of entrance hallway, living room, kitchen/dining room, utility room, shower room, family room, four bedrooms (main ensuite) and bathroom.

Outside the property is further complimented by a large and private rear garden and a front garden with off street parking.

Special Features

- * Semi detached
- * Double glazed woodgrain PVC windows
- * Gas fire central heating
- * Four bedrooms
- * Private large rear garden
- * Utility & shower room
- * Cul de sac
- * Modern fitted kitchen
- * Good decorative condition
- * **Primary Schools:** St Pauls, Gaelscoil An Raithin and St Gabriels
- * **Secondary Schools:** Crescent Comprehensive
- * **Creches:** Little Treasure, Racefield Centre Playdays Playschool
- * **Hotels:** South Court Hotel
- * **Shopping Centres:** Crescent SC
- * **Restaurants:** Penz, King Palace, Scrummy's, Zweton



Downstairs

Accommodation	Size M/Ft.	Description
Entrance Hallway	4.85 m x 1.82 m 15'9" x 5'9"	Hardwood entrance door. Covings. Alarm point. Understairs storage area. Fully tiled floor.
Living Room	5.4 m x 3.5 m 17'7" x 11'5"	Feature pine fireplace with cast iron inset, gas coal effect fire & tiled hearth. Timber flooring. Covings. TV point. Bay window.
Kitchen/Dining Room	5.5 m x 3.0 m 18' x 9'8"	Modern fitted maple shaker style kitchen with ample array of eye & floor level units, four cutlery drawers. Single drainer stainless steel sink unit with mixer tap & tiled splashback area. Tiled floor in kitchen. Timber floor in dining area. Double glazed sliding patio door to rear garden.
Utility Room	1.85 m x 2.77 m 6'1" x 9'1"	Plumbed for washing machine. Vented for dryer. Tiled floor. Gas boiler. Worktop space. Door to rear garden.
Shower Room	1.8 m x 1.7 m 5'9" x 5'6"	Fully tiled shower cubicle with Triton T80 2 electric shower. WC Wash hand basin. Fully tiled floor.
Family Room	4.9 m x 2.78 m 16'1" x 9'1"	Timber flooring.

