

Old Cork Road, Limerick



Guide Price €169,000

REA Dooley Group are delighted to offer this 4 bedroom semi-detached property for sale situated in a convenient location on the Old Cork Road close to all amenities. Accommodation comprises of Entrance Hall, Kitchen, Dining Room, Living Room, 3 Bedrooms, Study / 4th Bedroom and Bathroom.

- Great Location
- In need of modernisation
- Oil fired central heating
- Set on 0.12 hectares/ 0.3 acres
- Built 1920`s
- Close to all amenities
- u.P.V.C double glazed joinery
- Ample off street parking
- Property measures c. 93 sq.m/1000 sq.ft.
- Detached Garage c. 18 sq.m

Must be viewed to be appreciated



DESCRIPTION:

REA Dooley Group are delighted to offer this 4 bedroom semi-detached property for sale situated in a convenient location on the Old Cork Road close to all amenities.

There is plenty of opportunity to extend the property (SPP) with the plot measuring an impressive 0.12 hectares / 0.3 acres in total. This family home offers generous accommodation, private enclosed rear garden with detached Garage and ample secure off street parking on tarmac driveway. Accommodation comprises of Entrance Hall, Living room, Dining room, Kitchen, 3 Bedrooms, Bathroom, Study / downstairs bedroom Hot Press.

This property, which is in need of some upgrading and cosmetic improvement is an attractive option for both owner-occupiers and investors.

This unique property enjoys the benefits of being situated in an immensely popular location on the old Cork Road, convenient to Limerick City Centre (3km), University of Limerick (4.5km), Childers Retail Park (1.2km) and Parkway Shopping Centre (2km) with University Hospital Limerick (4.8km), Plassey National Technology Park (5.2km), and the Crescent Shopping Centre only 4.4km. The highly regarded Old Cork Road brings a genuine feeling of country living whilst being close to all amenities. There are several primary and secondary schools in the area. Donoughmore National School is located approximately 2.4km from the property on the main Ballyneety Road (R512) and St. Patrick's Primary School is located 2.6km away on the Dublin Road. Along with numerous secondary schools close by also. This fantastic location offers immediate transport links to Castletroy, Annacotty, Dooradoyle & Raheen along with easy access to all major roads such as M20, M7, N24 & N18.

Must be viewed to be appreciated.

ACCOMMODATION INCLUDES:

entrance hall: 4'9" (1.45m) x 4'9" (1.45m)
tiled floor

Living room: 14'2" (4.32m) x 12'2" (3.71m)
Carpet floor
Fire place with electric fire

Bedroom 1: 6'10" (2.08m) x 10'0" (3.05m)
Carpet, B/W, Single

Bedroom 2/ study: 9'10" (3m) x 7'0" (2.13m)
Carpet B/W

Bedroom 3: 10'0" (3.05m) x 13'2" (4.01m)
velux window
carpet

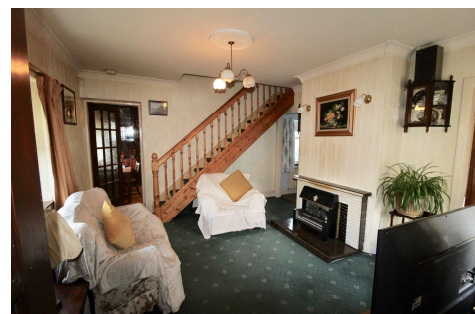
Bedroom 4: 11'3" (3.43m) x 13'3" (4.04m)
carpet

Dining room: 10'1" (3.07m) x 12'6" (3.81m)
fireplace

Kitchen: 9'6" (2.9m) x 7'11" (2.41m)
fitted kitchen

Main shower room: 6'0" (1.83m) x 5'10" (1.78m)
wc, wbh, shower, fully tiled

VIEWING: Viewing strictly by appointment with selling agent.



DISCLAIMER: These particulars are given on the strict understanding that they will not form part of any contract. Whilst every care has been taken in preparing these particulars no responsibility is taken for any inaccuracies or errors. All enquiries and negotiations through REA Dooley Group only.

