

Outside

Fully enclosed rear garden mainly laid to lawn. Front garden with off street parking and part lawned area. Gated side entrance way.



PRSA Licence 002371

Viewing strictly by appointment

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10 Derrynane,
Old Cork Road,
Limerick.

Price

Region €110,000

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

We are delighted to offer for sale this modern 3 bedroom semi detached home in this cul-de-sac development off the Old Cork Road and within close proximity to the city centre and all its amenities.

The bright and spacious accommodation whilst needing some upgrading comprises of entrance hallway, guest w.c., living room, kitchen / dining room, 3 bedrooms (main ensuite) and bathroom.

Outside the property is further complimented with an enclosed rear garden and a front garden with off street parking.

Viewing is highly recommended.

Special Features

- * Semi detached
- * Gas fired central heating
- * Double glazed windows
- * Cul de sac
- * Modern development
- * 3 bedrooms
- * Off street parking
- * **BER Rating: C3**



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hall	4.9m x 1.9m 16' x 6'2"	Hardwood entrance door. Telephone point. Understairs storage.
Guest W.C.	1.8m x 1.65m 5'9" x 5'4"	W.C. and wash hand basin. Part tiled walls. Fully tiled floor.
Living Room	4.65m x 3.75m 15'2" x 12'3"	Marble fireplace with timber surround. T.V. point.
L Shaped Kitchen / Dining Room	5.8m x 4.5m 19' x 14'8"	Fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback. Tiled floor. Plumbed for washing machine. Recessed lighting. T.V. point. Double glazed sliding patio door to rear garden.
Upstairs		
Landing		Hotpress with dual immersion
Bathroom	1.8m x 2.05m 5'9" x 6'7"	Bath with shower attachment. W.C. and wash hand basin. Fully tiled walls and floor. Extractor fan.
Bedroom 1	3.1m x 4.45m 10'2" x 14'6"	T.V. point. Fitted wardrobes.
Ensuite Shower Room	2.65m x 1.1m 8'6" x 3'6"	Shower cubicle with Triton T80 xt electric shower. W.C. and wash hand basin. Fully tiled floor. Part tiled walls. Extractor fan.
Bedroom 2	3.65m x 2.8m 11'10" x 9'2"	Fitted wardrobes. T.V. point.
Bedroom 3	2.85m x 2.6m 9'3" x 8'5"	T.V. point. Fitted wardrobe.