

Upstairs		
Accommodation	Size	Description
Landing		Hot press with dual immersion. Access to attic via Stira staircase.
Bathroom	2.1m x 1.65m 6'9" x 5'4"	Bath with shower attachment. W.C. and wash hand basin. Fully tiled walls. Extractor fan.
Bedroom 1	3.95m x 3m 12'9" x 9'8"	Range of fitted wardrobes. T.V. point. Tongue and groove sanded and varnished floor.
Ensuite	1.9m x 2.15m 6'2" x 7'05"	Fully tiled shower cubicle with electric shower. W.C. and wash hand basin. Fully tiled walls.
Bedroom 2	3.15m x 3.25m 10'3" x 10'7"	Fitted wardrobes. Tongue and groove sanded and varnished floor.
Bedroom 3	2.75m x 3.65m 9' x 11'10"	Tongue and groove sanded and varnished floor.

### Outside

Enclosed and private rear garden. Gated side entrance way. Front garden.



Viewing strictly by appointment

PRSA Licence 002371

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.

PROPERTY PARTNERS

de Courcy O'Dwyer

[WWW.PROPERTYPARTNERS.IE](http://WWW.PROPERTYPARTNERS.IE)



**6 Alandale Close, Ashbourne Avenue,  
Off South Circular Road,  
Limerick.**

### Price

Region €189,950

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

We are delighted to offer for sale this superbly located 3 bedroom semi detached home within close proximity to the city centre, Mary I College and a host of other amenities to include schools, shops, public transport etc.

The well laid out accommodation comprises of entrance hallway, guest w.c., living room, kitchen / dining room, three double bedrooms (main ensuite) and bathroom.

The property is further complimented by a private rear garden.

An early viewing of this property is highly recommended.

#### Special Features

- \* Semi detached
- \* Double glazed windows
- \* Gas fired central heating
- \* Alarm
- \* Cul-de-sac
- \* 3 double bedrooms
- \* Private rear garden
- \* Adjacent to city centre and Mary I
- \* Ensuite
- \* **BER Rating: D1**



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	5.15m x 1.95m 16'9" x 6'4"		Hardwood entrance door. Solid timber flooring. Alarm point. Telephone point.
Guest WC	1.25m x 0.55m 4'10" x 1'8"		W.C. and wash hand basin.
Living Room	4.3m x 3.55m 14'10" x 11'6"		Feature ornate cast iron fire-place with tiled inset, marble hearth and open fire. Centre piece and coving. T.V. point. Double doors to .....
Kitchen / Dining Room	5.65m x 3.95m 18'5" x 12'9"		Modern fitted pine kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Breakfast counter. Plumbed for washing machine and dishwasher. Coving. Double glazed sliding patio door to rear garden.

