



FOR SALE BY PRIVATE TREATY

**NO. 28 AVONDALE DRIVE,
GREYSTONES,
ENNIS ROAD,
LIMERICK V94ADK5**

GUIDE PRICE: €495,000

BER C2



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce this substantial c. 175 Sq. M. (1,883 Sq. Ft.) extended four / five bed roomed semi detached property in this excellent location within close proximity to Limerick city centre.

The bright and spacious accommodation comprises of entrance porch, entrance hallway, living room, study, kitchen/dining room, family room, guest w.c., wet room, sitting room / bedroom 5, four further bedrooms, ensuite and bathroom.

Outside the property is further complimented with a south facing private rear garden with a garage c. 40 Sq. M. (430 Sq. Ft.) and workshop c. 28 Sq. M. (300 Sq. Ft.) and a separate utility room and a large front garden with off street parking and vehicular access to the garage from the side of the property.

A viewing of this property is highly recommended.



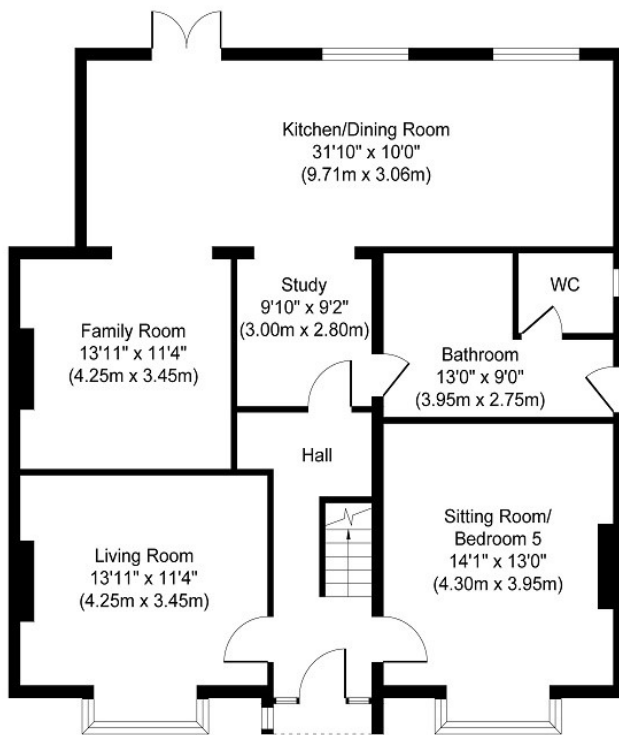


SPECIAL FEATURES

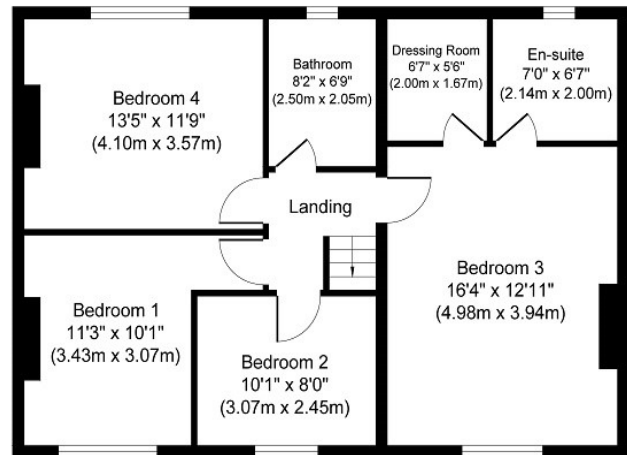
Semi Detached
 c. 175 Sq. M. (1,883 Sq. M.)
 Double glazed windows
 Gas fired central heating
 Excellent decorative condition
 Four / Five bedrooms
 Two storey extension
 Kitchen / dining room extension
 Garage workshop
 Space to extend subject to PP
 Adjacent to TUS, Limerick Gaelic Grounds, Thomond Park
 and just a short stroll to the city centre

ACCOMMODATION

- **Entrance Porch** Double glazed woodgrain PVC sliding porch door. Tiled floor. Porch light.
- **Entrance Hallway** Hardwood entrance door with stained glass and leaded inset. Timber flooring. Telephone point. Under stairs storage.
- **Living Room** Feature marble fireplace with gas coal effect fire inset. Marble hearth. Oak flooring. Bay window.
- **Study** Tiled floor.
- **Kitchen / Dining Room** Modern fitted solid oak kitchen with ample array of eye and floor level units and display cabinets. One and a half bowl single drainer stainless steel sink unit with mixer tap. Range Master range with five plate gas hob and electric double oven. Range Master extractor fan. Fully tiled floor.
- **Family Room** Timber flooring. TV point.
- **Wet Room** Fully tiled shower cubicle. Fully tiled floor. Two wall mounted towel radiators.
- **Guest W.C.** W.C. Wash hand basin. Fully tiled floor. Part tiled walls. Wall mounted towel radiator. PVC door to rear gardens.
- **Sitting Room / Bedroom 5** Feature cast iron fireplace with drift wood oak surround. Fitted shelving. TV point. Solid oak flooring. Bay window.
- **Upstairs**
- **Bathroom** Bath. W.C. Wash hand basin in vanity unit. Mira Elite electric shower. Heated radiator. Fully tiled walls and floor.
- **Bedroom 1** Range of fitted wardrobes. TV point. Walk in wardrobe space.
- **Ensuite** Fully tiled shower cubicle with Mira Elite 2 electric shower. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor.
- **Bedroom 2** Fitted wardrobe. Timber flooring.
- **Bedroom 3** Fitted wardrobe. Telephone point.
- **Bedroom 4**
- **Outside Utility Room** Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for washing machine. Fitted presses. Tiled floor.
- **Outside** Fully walled maintenance free front garden with a concrete driveway for a number of cars. Raised borders with a variety of shrubs and trees. Extra large side entrance offering further potential to extend subject to planning permission.
 Fully walled, private and south facing rear garden mainly laid to lawn with patio areas and raised borders with a variety of plants and shrubs.
 Garage - Electric aluminium rolling shutter door plus pedestrian side access. Garage approx. 6.5m x 6m.
 Workshop c. 7m x 4m accessed from the garage or its own door access. W.C.



Ground Floor
Approximate Floor Area
1,112 sq. ft
(103.29 sq. m)



First Floor
Approximate Floor Area
768 sq. ft
(71.33 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PRICE

€495,000.

DIRECTIONS

Google Map: V94ADK5

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.