

Accommodation

Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress with dual immersion.
Bedroom 1	3.85m	3.4m	Laminate flooring.
Ensuite	2.46m	1.28m	Fully tiled shower cubicle. W.C. and wash hand basin. Shower cubicle with Triton shower.
Bedroom 2	2.56m	3m	Laminate flooring.
Bedroom 3	3.1m	3.42m	Laminate flooring.
Bedroom 4	2.5m	3.82m	Laminate flooring.
Bathroom	2.5m	1.75m	Bath with Triton T90 si electric shower. Glass shower door. w.c. and wash hand basin. Fully tiled floor. Part tiled walls.

Outside

Front garden part lawned and tarmacadamed driveway. Large rear garden.

O.S. LicenceAU0038307

Viewing strictly by appointment

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**196 Gleantan,
Golf Links Road, Castletroy,
Co. Limerick.**

Price

Region €195,000

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

We are delighted to offer for sale this spacious four bedroom family home which has been extended to the rear to include a large sun lounge. This property is ideally located on the Golf Links Road close to Castletroy College, University Limerick, The National Technological Park and many other amenities.

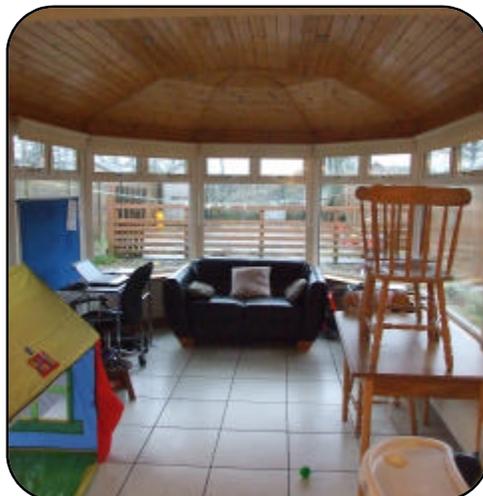
The bright, well presented and spacious accommodation comprises of entrance hallway, living room, kitchen / dining room, sun lounge, utility, guest w.c., 4 bedrooms (main ensuite) and bathroom.

The property is further complimented with a front garden with off street parking and an extra long rear garden.

A viewing of this property, is highly recommended.

Special Features

- * Semi detached
- * Gas fired central heating
- * Alarm
- * Double glazed windows
- * 4 bedrooms
- * Sun lounge extension
- * Green area to front
- * Extra long rear garden
- * Modern high standard kitchen
- * Utility room
- * Ensuite
- * Guest w.c.
- * **BER Rating: C1**



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Accommodation	Size M. Ft.	Description
Entrance Hallway	4.85m x 2.15m 15'9" x 7'	Hardwood entrance door. Tiled floor. Alarm point. Understairs storage.
Living Room	5.77m x 3.82m 18'9" x 12'5"	Feature fireplace with gas coal effect fire. Marble hearth. Centre piece and coving. Solid timber flooring. T.V. point.
Kitchen / Dining Room	4.3m x 4.55m 14'11" x 14'9"	Modern fitted kitchen with ample array of eye and floor level units. Four cutlery drawers. Fitted wine rack. Creda electric oven. Four plate hob. Carved extractor hood. Island with granite top, oval bowl and stainless steel sink unit with mixer tap. Whirlpool dishwasher. Integrated fridge freezer. Fully tiled floor. Opening to
Sun Lounge	4.7m x 3.52m 15'4" x 11'5"	Pine vaulted ceiling with recessed lighting. Tiled floor. Double glazed PVC French door to rear garden.
Utility Room	1.85m x 1.6m 6'1" x 5'2"	Tiled floor. Plumbed for washing machine. Vented for dryer. Door to ...
Guest W.C.	1.6m x 1.6m 5'2" x 5'2"	W.C. and wash hand basin. Tiled floor.