

Upstairs Accommodation		
Accommodation	Size M. Ft.	Description
Landing		Walk-in hot press.
Bathroom	2m x 2.7m 6'6" x 8'9"	Bath with Mira Elite electric shower. Glass shower door. Tile surround. W.C. and wash hand basin.
Bedroom 1	4m x 4.3m 13'1" x 14'1"	Large bay window. Range of fitted wardrobes. Telephone point.
Bedroom 2	3.95m x 3.25m 13' x 10'7"	Range of fitted wardrobes.
Ensuite	2.2m x 0.85m 7'2" x 2'8"	Modern fitted ensuite. Shower cubicle with Mira Elite electric shower. W.C. and wash hand basin. Fully tiled walls and floor. Prismatics light, fan & heat system.
Bedroom 3	3.65m x 2.5m 12' x 8'2"	Range of fitted wardrobes. Telephone point.

Outside

Fully walled front garden mainly laid to lawn. Extensive cobblelock driveway. A variety of mature plants and shrubs.

Outside to the rear is a fully enclosed rear garden mainly laid to lawn. Large patio area. A variety of mature plants, shrubs and trees.

"The Home of High Standards"

Viewing strictly by appointment

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.



**"Manderville", Fort Mary Park
NCR, Limerick**

Guide Price:

Region €350,000

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

We are delighted to introduce for sale this substantial detached family home, located in a highly sought after residential suburb within close proximity to the City Centre and adjacent to many Schools to include Villiers, Ard Scoil Ris, John F Kennedy and Salesians. The property is also adjacent to the Gaelic Grounds and the Jetland Shopping Centre.

The property with its well proportioned accommodation comprises of entrance hallway, living room, family room, sun lounge, dining room, kitchen, shower room, study, utility room and garage on the ground floor, with 3 bedrooms, main with ensuite and bathroom on the first floor.

Outside the property is further complimented by good sized mature front and rear gardens.

A viewing of this property is highly recommended.

Special Features

- * Detached
- * Oil fired central heating
- * Alarm
- * Double glazed windows
- * 4 Reception Rooms
- * 3 bedrooms
- * Very well maintained property
- * Mature good-sized front & rear gardens.
- * Excellent location
- * Off-street parking
- * Walking distance of Schools, Shopping centres and City centre.



Accommodation

Accommodation	Size M. Ft.	Description
Entrance Hallway	3.65m x 3m 12' x 9'8"	Hardwood entrance door. Covng. Telephone point. Understairs storage area.
Living Room	3.45m x 4.55m 11'3" x 14'9"	Centrepiece and covng. Large bay window. Marble fireplace with gas coal effect fire inset. Marble hearth.
Family Room	4.55m x 3.2m 14'9" x 10'5"	Covng. Double glazed sliding patio door to...
Sun Lounge	3.1m x 2.9m 10'2" x 9'5"	Door to rear garden.
Dining Room	3m x 3.2m 9'8" x 10'5"	Covng. Feature fireplace with Liscannor stone backing and hearth. Sliding door to ...
Kitchen	3.75m x 3.05m 12'3" x 10'	Range of eye and floor level kitchen units and drawers. Double drainer stainless steel sink unit. Tiled splash-back area. Tiled floor. Underfloor heating. Door from kitchen to...
Shower Room	1.2m x 1.75m 3'9" x 5'7"	Fully tiled shower cubicle with AquaStream electric shower. W.C. Wash hand basin.
Study	2.35m x 3.65m 7'7" x 12'	Centrepiece and covng. Telephone point. Door to rear garden.
Utility Room	2.45m x 1.75m 8'3" x 5'7"	Eye level units. Plumbed for washing machine. Door to ...
Garage	5.15m x 2.58m 16'9" x 8'5"	