



FOR SALE BY PRIVATE TREATY

**NO. 11 ROWAN AVENUE,
CAHERDAVIN HEIGHTS,
LIMERICK V94KX9C**

PRICE: €295,000

BER E1



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this spacious three bedrooomed semi detached family home located in this mature suburban estate within close proximity to the city centre.

The bright, spacious and well laid out accommodation comprises of entrance porch, entrance hallway, living room, family room, dining room, kitchen, wet room, study, three bedrooms and shower room.

Outside the property is further enhanced with a private west facing rear garden and front garden with off street parking.

This property is ideally located close to TUS, Jetland Shopping Centre, The Gaelic Grounds, Thomond Park and just a short drive from the city centre and all its amenities.

A viewing of this property is highly recommended.



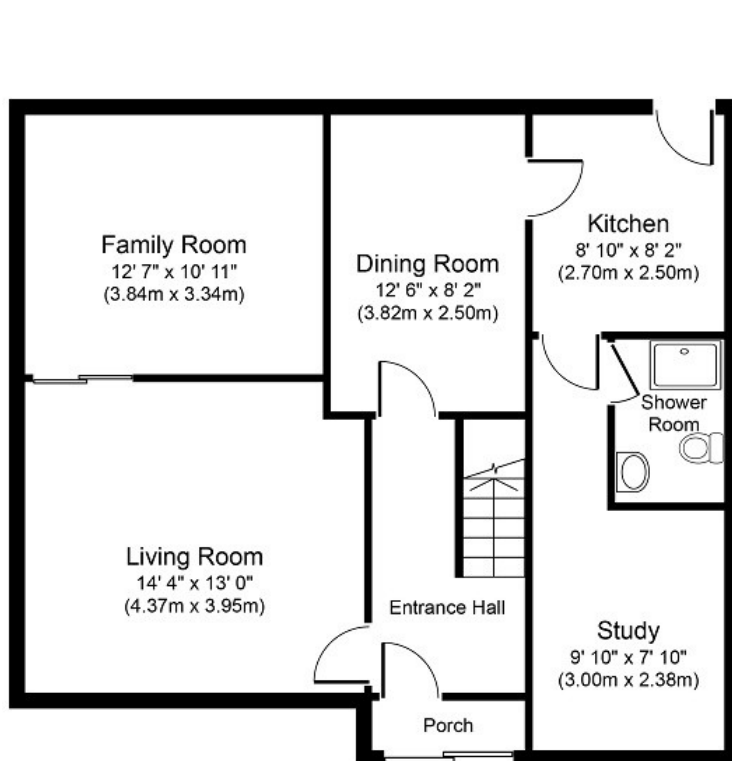


SPECIAL FEATURES

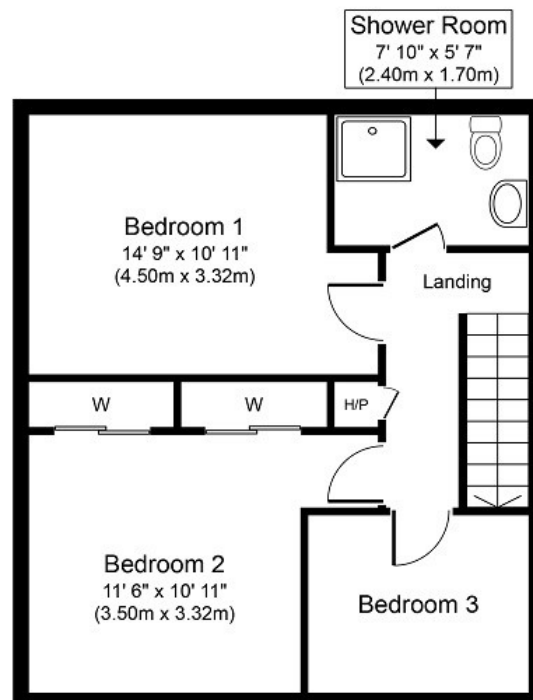
Semi detached
 Double glazed woodgrain PVC windows
 Oil fired central heating
 Alarm
 Four reception rooms
 Three bedrooms
 Two bathrooms
 Cul de sac
 Excellent condition
 Adjacent to TUS, Jetland SC and The Gaelic Grounds

ACCOMMODATION

- **Entrance Porch** Bronze aluminium sliding storm porch door. Porch light. Tiled floor.
- **Entrance Hallway** Hardwood glass panelled entrance door. Timber flooring. Understairs storage. Telephone point.
- **Living Room** Timber flooring. Fireplace. TV point. Double glass panelled doors to ...
- **Family Room** Fireplace. TV point. Timber flooring.
- **Dining Room** Timber flooring.
- **Kitchen** Eye and floor level presses. Single drainer stainless steel sink unit. Tiled floor. Pine panelled ceiling. Plumbed for washing machine. Door to rear garden.
- **Wet Room** Shower with Mira Sport electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Study** Timber flooring. TV point. Telephone point. Double glazed woodgrain PVC sliding door to front.
- **Upstairs** Landing. Hot press with dual immersion.
- **Shower Room** Shower cubicle with Mira Elite electric shower. W.C. W.H.B. Fully tiled walls and floor.
- **Bedroom 1** Range of fitted wardrobes with overhead presses. Timber flooring.
- **Bedroom 2** Fitted wardrobes with overhead presses. Timber flooring.
- **Bedroom 3** Range of fitted wardrobes. Vanity unit. Overhead presses. Timber flooring.
- **Outside** Fully walled front garden with hedge surround mainly laid to lawn. Double gates to driveway. Gated side entrance way. Private west facing rear garden mainly laid to lawn. Border hedges, shrubs and trees. Garden shed of block construction. Outside tap and sensor light.



Ground Floor
Approximate Floor Area
758 sq. ft.
(70.4 sq. m.)



First Floor
Approximate Floor Area
516 sq. ft.
(47.9 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

€295,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Google Map: V94KX9C

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.