



**FOR SALE BY PRIVATE TREATY**

**NO. 148 OAKLEIGH WOOD,  
DOORADOYLE,  
LIMERICK V94Y9TV**

**PRICE: €360,000**

**BER B3**





## DESCRIPTION

No. 148 Oakleigh Wood represents a fantastic opportunity for a first time buyer or investor to enter the property market for this excellently presented four bedroomed duplex with its own front door entrance and its own fully walled west facing large rear garden.

On entering the property you are immediately struck by the sense of good space and light that flows throughout the property.

Accommodation comprises of entrance hallway, inner hallway, guest w.c., large open plan living room / dining room, kitchen and downstairs bedroom. Upstairs comprises of three further bedrooms, ensuite and bathroom.

Oakleigh Wood is within easy striking distance to University Hospital Limerick, Crescent Shopping Centre, excellent primary and secondary schools as well as being just a short drive to Limerick City Centre and Raheen Business Park.

Outside the property is further enhanced with a very large fully walled west facing rear garden.





## SPECIAL FEATURES

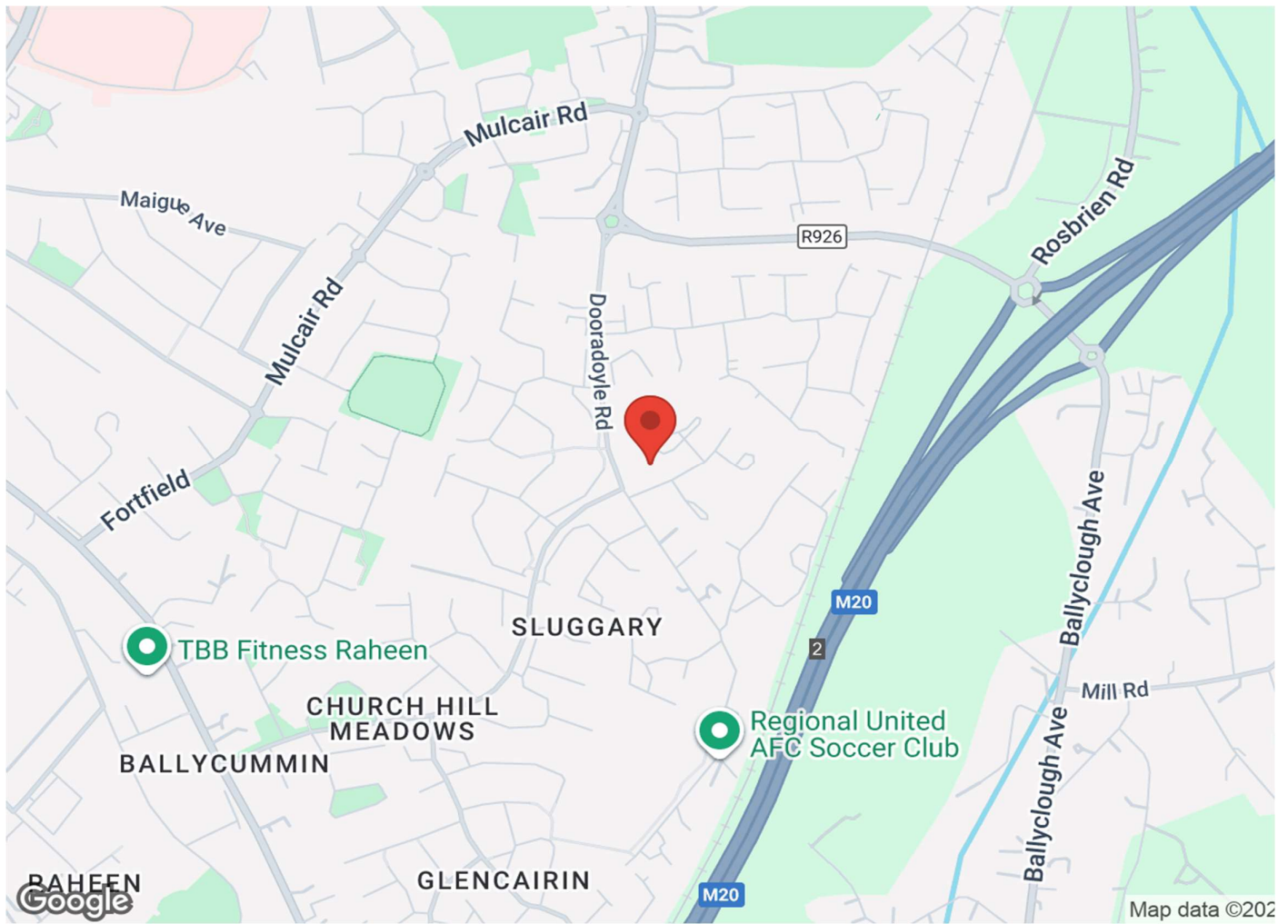
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Duplex  
 Gas fired central heating  
 Double glazed windows  
 Four double bedrooms  
 Fully walled west facing rear garden mainly laid to lawn  
 Service Charge: €1,080 p.a.

## ACCOMMODATION

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- |  |   |
|--|---|
| • Entrance Hall                            | Hardwood entrance door. Tiled floor.  |
| • Inner Hallway                            | Fully tiled floor.  |
| • Guest W.C.                               | W.C. Wash hand basin. Extractor fan. Tiled floor.   |
| • Open plan Living Room / Dining / Kitchen | Feature fire place with gas fired inset. Coving. Oak flooring. Double glazed sliding patio door to rear garden. Kitchen - ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Zanussi electric oven. Four plate ceramic hob and extractor fan. Tiled floor. |
| • Bedroom 1                                | Laminate flooring.  |
| • Upstairs                                 |   |
| • Landing                                  | Hot press with dual immersion.  |
| • Bathroom                                 | Bath with Triton T90 SR electric shower. Glass shower door. W.C. Wash hand basin. Fully tiled floor. Part tiled walls.  |
| • Bedroom 2                                | Fitted wardrobe.  |
| • Ensuite Shower Room                      | Tiled shower cubicle. W. C. Wash hand basin. Extractor fan. Tiled floor.  |
| • Bedroom 3                                |   |
| • Bedroom 4                                | Fitted wardrobes.   |
| • Outside                                  | Fully walled west facing rear garden mainly laid to lawn.   |



## PRICE

€360,000

## DIRECTIONS

Google Map: V94Y9TV

## 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.