



**FOR SALE BY PRIVATE TREATY**

**NO. 58 FERNDALÉ,  
ENNIS ROAD,  
LIMERICK V94WEC8**

**PRICE: €375,000**

**BER C3**





## DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this well located family home in a mature residential suburb of Limerick city close to a host of amenities to include TUS, Thomond Park, The Gaelic Grounds, Jetland Shopping Centre and just a short drive from the city centre.

The bright and spacious accommodation comprises of entrance hall, guest w.c. living room, kitchen / dining room, three bedrooms, bathroom and a superb attic conversion with ensuite and store room.

Outside the property is further enhanced with a very large side entrance suitable for either single or two storey extension subject to the necessary planning permissions. There is a mature private rear garden with a large patio area and a front garden with ample off street parking.

A viewing of this property is highly recommended.



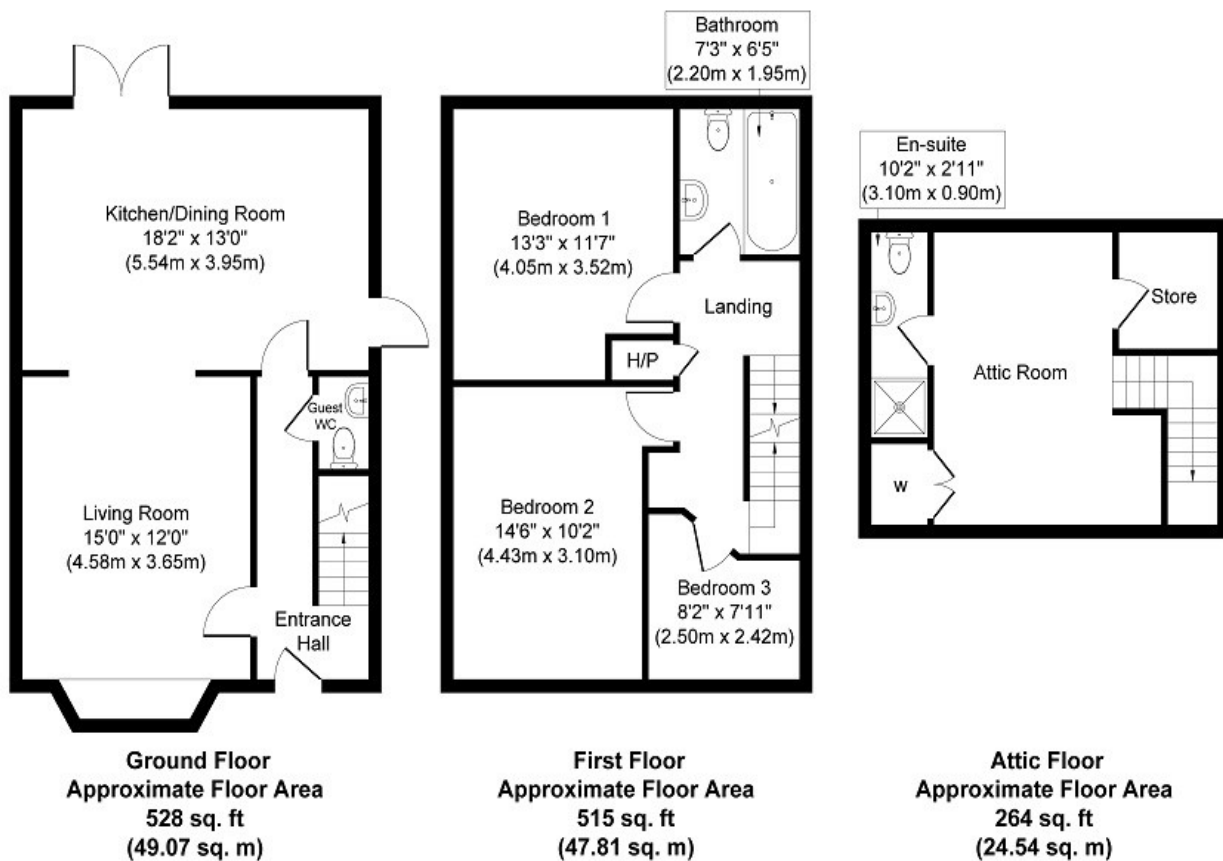


## SPECIAL FEATURES

- Semi detached
- Oil fired central heating
- Double glazed woodgrain PVC windows
- Cul de sac
- Excellent condition
- Private rear garden
- Steel tech garden shed
- Extra large side entrance suitable for single or two storey extension subject to necessary planning permission
- Adjacent to TUS, Gaelic Grounds, Thomond Park, Tesco SC and Jetland SC

## ACCOMMODATION

- **Entrance Hall** Woodgrain PVC entrance door with leaded and frosted glass inset. Tiled floor.
- **Guest W.C.** W.C. Wash hand basin in vanity unit. Tiled walls and floor.
- **Living Room** Feature marble fireplace. Centre piece and coving. Solid oak flooring. Bay window. TV point. Double doors to...
- **Kitchen / Dining Room** Modern fitted kitchen with ample array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for washing machine. Creda double oven and four plate ceramic hob. Extractor fan. Tiled floor in the kitchen area. Solid oak flooring in the dining area. Double glazed sliding patio door to rear garden.
- **Upstairs**
- **Landing** Hot press with dual immersion.
- **Bathroom** W.C. Wash hand basin. Jacuzzi bath with Mira Sport electric shower. Fully tiled walls and floor. Recessed lighting.
- **Bedroom 1** Range of fitted wardrobes and drawers.
- **Bedroom 2** Range of fitted wardrobes. Overhead presses and vanity unit.
- **Bedroom 3** Range of presses and shelves.
- **Attic Room** Recessed lighting. Range of wardrobes. Storage press. Velux window.
- **Ensuite** Tiled shower cubicle. W.C. Wash hand basin in vanity unit. Tiled walls and floor.
- **Outside** Fully enclosed private and well stocked rear garden. Extensive patio area. Steeltech garden shed with Kingspan thermal insulation. Power. Extra large side entrance way suitable for an extension subject to the necessary planning permission. Front garden mainly laid to lawn with tarmac driveway and some bordering hedges and shrubs.



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

€375,000

## DIRECTIONS

Google Map: V94WEC8

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

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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.