



FOR SALE BY PRIVATE TREATY

**9 SAINT JAMES COURT,
ENNIS ROAD,
LIMERICK V94NX0D**

PRICE: €430,000

BER D2



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this magnificent three bedroomed semi detached family home in this mature location within close proximity to the city centre and all its amenities.

The accommodation comprises of entrance hall, sitting room, living room/dining room, kitchen/breakfast room, three bedrooms, bathroom and garage with two store rooms.

This superbly extended home is located adjacent to The Gaelic Grounds, The Jetland Shopping Centre, Limerick Lawn Tennis Club and excellent nearby schools to include Villiers, JFK, Salesians and Ard Scoil Ris.

A viewing of this property is highly recommended.





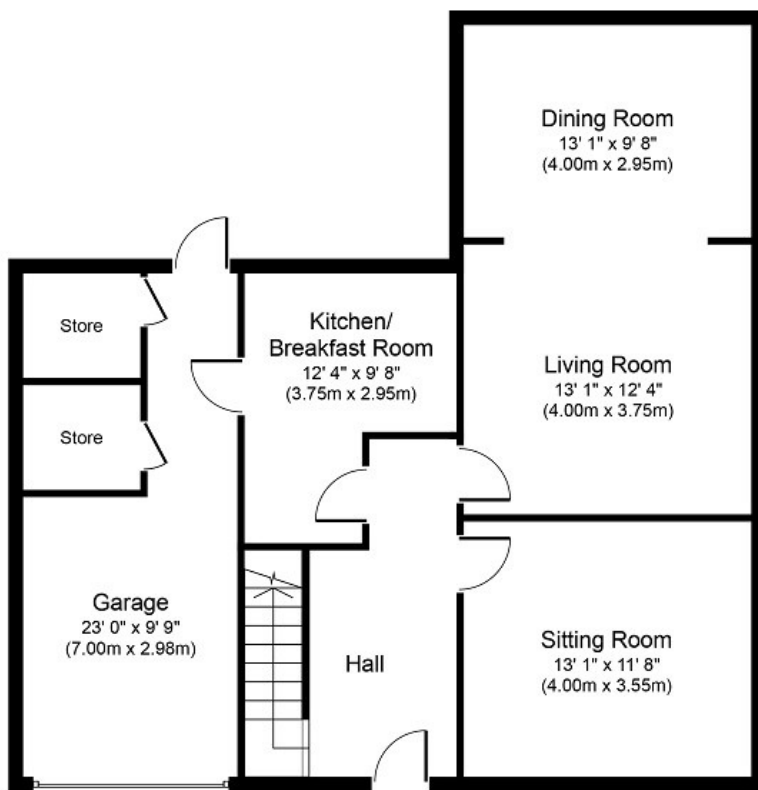
SPECIAL FEATURES

- Semi detached
- Double glazed windows
- Gas fired central heating
- New Gas boiler
- Garage
- Extension to rear
- Superb condition throughout
- Prime location
- Extra long rear garden c. 45m

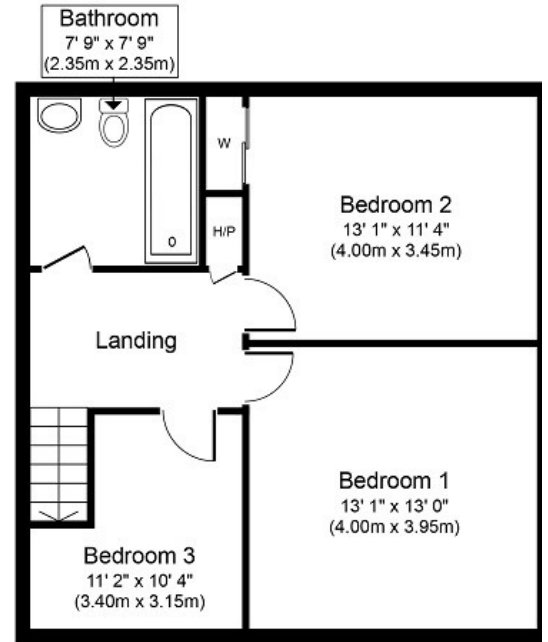
Adjacent to The Gaelic Grounds, Jetland Shopping Centre, Limerick Lawn Tennis Club and excellent nearby schools to include Villiers, JFK, Salesians and Ard Scoil Ris.

ACCOMMODATION

- **Entrance Hall** Ultra Tech wooden entrance door. Tiled floor. Under stairs storage.
- **Sitting Room** Fireplace. TV point. Timber flooring.
- **Living Room / Dining Room** Feature open fireplace. Timber flooring. TV point.
- **Kitchen / Breakfast Room** Modern fitted shaker style kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Plumbed for washing machine.
- **Upstairs** Landing - hot press with dual immersion.
- **Bathroom** Modern fitted bath suite. Bath with Mira electric shower. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor.
- **Bedroom 1** Timber flooring.
- **Bedroom 2** Timber flooring. Fitted wardrobe with overhead presses.
- **Bedroom 3** Timber flooring. Fitted wardrobes.
- **Outside** Walled and gated front garden with tarmacaded off street parking.
Large rear garden c. 45 m mainly laid to lawn.
- **Garage** Double doors to garage and internal store rooms.



Ground Floor
Approximate Floor Area
912 sq. ft.
(84.7 sq. m.)



First Floor
Approximate Floor Area
561 sq. ft.
(52.2 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

€430,000

DIRECTIONS

Google Map: V94NX0D

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.