

Upstairs		
Accommodation	Size M. Ft.	Description
Landing		Stira staircase to attic.
Bathroom	2.2m x 2m 7'2" x 6'6"	Bath. W.C. and wash hand basin. Triton electric shower. Fully tiled walls and floor.
Bedroom 1	3.8m x 3.4m 12'5" x 11'	Range of fitted wardrobes.
Bedroom 2	4.3m x 3.25m 14'11" x 10'7"	Range of fitted wardrobes. Timber flooring.
Bedroom 3	3.3m x 2.45m 10'8 x 8'	Fitted wardrobes. Timber flooring.

## Outside

Fully walled rear garden mainly laid to lawn with large concrete block built shed. Walled front garden mainly laid to lawn with double gates leading to off street parking.



PRSA Licence 002371

Viewing strictly by appointment

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**41 Granville Park,  
St. Patrick's Road,  
Limerick.**

**Price**

**Region €125,000**

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

New to the market comes this fine 3 bedroom end of terrace residence in a well established neighbourhood within close proximity to the city centre and all its amenities.

Spacious accommodation comprises of entrance hallway, living room, family room, kitchen / breakfast room, 3 double bedrooms and bathroom.

Outside the property is further complimented by fully walled front and rear gardens with off street parking to the front and a large garden shed to the rear.

Viewing is highly recommended.

#### Special Features

- \* End of terrace
- \* Double glazed windows
- \* 2 reception rooms
- \* GFCH
- \* Large garden shed
- \* Off street parking
- \* Well established estate
- \* Close proximity to city centre
- \* Cul de sac



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.45m x 2m 14'6" x 6'6"	PVC entrance door. Timber flooring. Closet.
Living Room	4m x 3.38m 13'12" x 11'	Feature cast iron fireplace with ornate surround. Marble hearth. Timber flooring. Centre piece. Coving. Dimmer switch.
Family Room	4.3m x 3.5m 14'11" x 11'5"	Feature marble fireplace with ornate surround. Timber flooring. Fitted display cabinets and tv unit.
Kitchen / Breakfast Room	3.3m x 2.45m 10'8" x 8'	Range of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Plumbed for washing machine. Tiled floor. Aluminium and frosted door to rear garden.

