



FOR SALE BY PRIVATE TREATY

**ARBURN
NO. 35 BALLYKEEFFE ESTATE,
DOORADOYLE,
LIMERICK V94EHW2**

PRICE: €380,000





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to bring to the market this substantial family home which is nestled in this mature estate overlooking a large green area.

The extended accommodation comprises of entrance porch, entrance hall, living room, sitting room, dining room, kitchen / breakfast room, guest w.c., four bedrooms and garage. The property is ideally positioned adjacent to the Crescent Shopping Centre and within walking distance of UHL and within close proximity to the city centre and Raheen Industrial Estate.

Outside the property is further complimented with a very large enclosed mature rear garden and a front garden with off street parking and facing on to a large green area.

A viewing of this property is highly recommended.



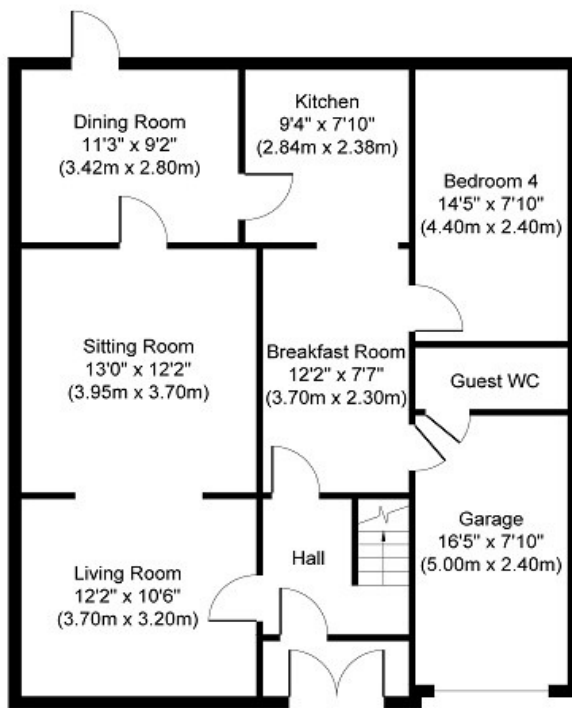


SPECIAL FEATURES

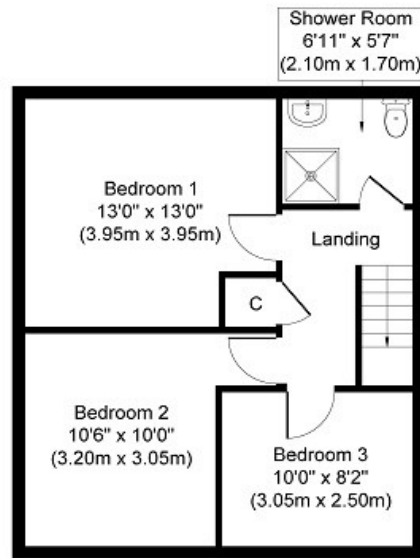
Semi detached
 Double glazed windows
 Oil fired central heating
 Four bedrooms
 Three reception rooms
 Large green area to the front
 Spacious accommodation
 Off street parking
 Adjacent to the Crescent Shopping Centre and
 University Hospital Limerick

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door. Under stairs storage.
- **Living Room** Feature tiled fireplace. Centre piece. Double doors to...
- **Sitting Room** Centre piece. Feature tiled fireplace.
- **Dining Room** Access to rear via PVC door with double glazed glass inset.
- **Kitchen** Fitted kitchen with array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.
- **Breakfast Room** Fitted units.
- **Bedroom 4** Range of fitted wardrobes.
- **Guest W. C.** W. C. Wash hand basin.
- **Garage** Aluminium up and over door.
- **Upstairs** Landing – hot press with dual immersion. Access to the attic via Stira staircase.
- **Bedroom 1** Range of fitted wardrobes, vanity unit and overhead presses. TV point.
- **Bedroom 2**
- **Bedroom 3** Fitted unit.
- **Shower Room** Shower with Triton electric shower. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor.
- **Outside** Fully hedged front garden. Part lawned. Driveway for two cars. Access via double steel gates.



Ground Floor
Approximate Floor Area
935 sq. ft
(86.81 sq. m)



First Floor
Approximate Floor Area
476 sq. ft
(44.22 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

€380,000

DIRECTIONS

Google Map V94EHW2

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.