



**FOR SALE BY PRIVATE TREATY**

**82 THE MEADOWS,  
ROS FEARN,  
MURROE,  
LIMERICK.  
V941C90**

**Price Region: €157,500**







## DESCRIPTION

We are delighted to bring this spacious three bedroom semi detached property to the market. The property is well located in a popular and much sought after development on the edge of Murroe village.

Murroe Village is well serviced by services and amenities and is home to the renowned Glenstal Abbey. Nearby attractions include Slieve Felim Way, Murroe Wood Park and Glenstal Pitch & Putt just to mention a few.

Internally the property is in good condition throughout while externally there are two car parking spaces to the front with side access to a mature and private rear garden.



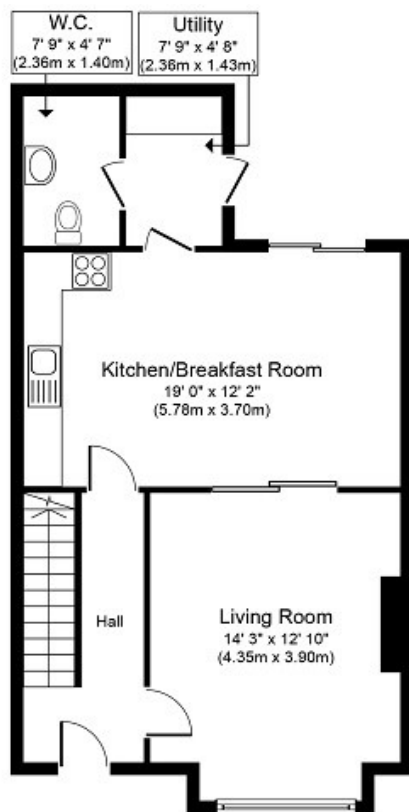


## SPECIAL FEATURES

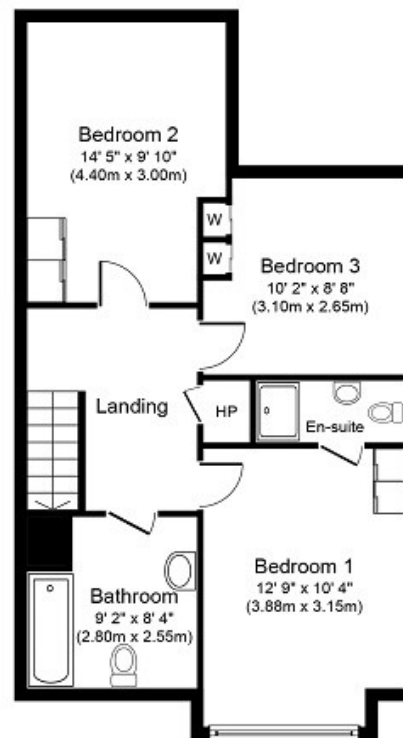
Semi detached  
 Oil fired central heating  
 Double glazed PVC windows  
 Three double bedrooms  
 Close proximity to Murroe Village  
 Ideal family home or investment  
 Floor area of 112 Sq. M. (1,206 Sq. Ft)

## ACCOMMODATION

- Entrance Hall
- Sitting Room                      4.35m x 3.9m              Open fireplace. Timber floor effect.  
Double doors to...
- Kitchen / Dining Room              5.83m x 3.7m              Built in wall and floor units with integrated  
fridge/freezer. Tiled splash back area. Tiled floor.  
Patio door leading to the back garden.
- Utility Room/Guest W.C.              W.C. Wash hand basin.  
Shelving unit plumbed for white goods.  
Door to the outside.
- **Upstairs**
- Bathroom                      2.8m x 2.55m              Bath with shower. W.C. Wash hand basin. Tiled floor.
- Bedroom 1                      3.88m x 3.0m              Built in wardrobes. Bay window.
- Ensuite
- Bedroom 2                      4.4m x 3.0m              Built in wardrobes.
- Bedroom 3                      3.0m x 2.65m              Built in wardrobes.



**Ground Floor**  
Approximate Floor Area  
603 sq. ft.  
(56.0 sq. m.)



**First Floor**  
Approximate Floor Area  
603 sq. ft.  
(56.0 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. 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

€157,500

## VIEWING DETAILS

By appointment only

## DIRECTIONS

Drive .3 km out of Murroe via R506.  
Take the second entrance in to The Meadows, Ros Fearna.  
Take the first right and then the first left.  
House is on the left.

## Contact Negotiator

Brian O'Dwyer

## 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.