

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress with dual immersion
Bathroom	1.7m x 2.2m 5'6" x 7'2"		Bath with Triton T90 xr electric shower and tiled surround. W.C. and wash hand basin.
Bedroom 1	3.7m x 4.2m 12'1" x 13'8"		Fitted wardrobes. Tongue and groove sanded and varnished pine floor. Bay window.
Ensuite	2.5m x .95m 8'2" x 3'11"		Shower cubicle with Moire Elite electric shower. W.C. Wash hand basin. Fully tiled shower unit. Extractor fan.
Bedroom 2	3.55m x 2.85m 11'6" x 9'4"		Fitted wardrobes. Tongue and groove sanded and varnished pine floor.
Bedroom 3	6.2m x 2.6m 20'3" x 8'5"		Tongue and groove sanded and varnished pine floor.
Bedroom 4	2.33m x 2.4m 7'6" x 7'9"		Fitted shelving. Tongue and groove sanded and varnished floor.

Outside

Front garden mainly laid to lawn with tarmacadam driveway. Gated side entrance way. Outside to the rear fully walled south facing rear garden mainly laid to lawn. Outside tap and light.

Viewing strictly by appointment

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**27 Bellview,
Churchill Meadows,
Dooradoyle, Limerick.**

Price

Region €189,950

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We are delighted to offer for sale this 4 bedroom semi detached property located in this ever popular estate which has easy access to all local amenities to include the The Crescent Shopping Centre, schools, shops, public transport and an excellent road infrastructure.

This property comes to the market in very good decorative condition and comprises of entrance hallway, living room, family room, kitchen / dining room, utility room, guest wc, 4 bedrooms (main ensuite) and bathroom.

The property is further enhanced by an extra large rear garden and front garden with off street parking.

Special Features

- * Semi detached
- * Double glazed windows
- * GFCH
- * Extra large rear garden
- * Alarm
- * 2 Reception rooms
- * Ensuite
- * Utility room
- * Very good decorative condition
- * Close to all local amenities
- * Modern fitted kitchen



Accommodation			
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	M.	Ft.	
Entrance Hallway	4.4m x 1.8m 14'4" x 5'9"		Hardwood entrance door. Solid oak flooring. Alarm point. Telephone point. Understairs storage area.
Living Room	4.92m x 3.83m 16'1" x 12'6"		Feature cast iron fireplace with tiled inset gas coal effect fire and mahogany ornate surround. Centre piece and coving. Bay window. Solid oak flooring. T.V. point. Double doors to
Kitchen / Dining Room	5.8m x 3.33m 19' x 10'9"		Modern fitted oak kitchen with ample array of eye and floor level units. Display cabinets. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Extensive tiled splashback area. Breakfast counter. Electrolux oven and five plate gas hob. Extractor fan. Tiled floor in kitchen area. Solid oak flooring in dining area. Double glazed sliding patio door to rear garden. Coving. Door to ..
Utility	3.34m x 2.6m 10'9" x 8'5"		Floor level unit. Single drainer stainless steel sink unit with mixer tap. Vented for dryer. Plumbed for washing machine. Fully tiled floor. Door to rear garden.
Guest W.C.	1.5m x 1.23m 4'9" x 4'		
Family Room	4.9m x 2.6m 16' x 8'5"		Coving. T.V. point. Bay window.