

Outside

Car parking space to the front. Large gated side entrance. Extra large south facing rear garden which is fully walled & mainly laid to lawn. Border areas with mature plants & shrubs.



**Cluain Dubh,
Fr. Russell Road,
Limerick.**

PRSA Licence 002371

Viewing strictly by appointment

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Price

Region €154,950

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

Presented in pristine condition we are delighted to offer for sale this fine three bedroom quality home which is positioned at the end of a quiet cul de sac and benefits from an extra large South facing rear garden. The property is located close to a host of amenities to include local shops, public transport and with easy access to the city centre.

The current house proud owners have gone the extra mile to provide an instantly appealing home for the discerning purchaser.

Accommodation comprises entrance hallway, guest W.C. living room, dining room, kitchen, three bedrooms (main ensuite) and bathroom.

Viewing is highly recommended and all contents are included in the sale.

Special Features

- * End of terrace
- * Double glazed windows
- * Gas fire central heating
- * Alarm
- * Excellent decorative condition
- * Three bedrooms
- * Extra large side & rear gardens
- * Cat 5 E wiring throughout
- * Surround sound system
- * T.V & telephone points in all rooms
- * Walnut & porcelain flooring downstairs
- * Modern fitted maple shaker style kitchen
- * Ensuite
- * Guest W.C.
- * BER Certificate B Rating



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	5.57 m x 1.89 m 18'3" x 6'2"	Hardwood entrance door. Alarm point. Telephone point. Porcelain tiled floor. Understairs storage area.
Living Room		Solid walnut flooring. Feature open fire place with granite inset, hearth & timber surround. TV point. Wiring for surround sound system & sky HD connection.
Dining Room	3.66 m x 2.97 m 12' x 9'7"	Porcelain tiled floor. Opening to...
Kitchen	2.57 m x 2.05 m 8'4" x 6'7"	Modern fitted maple shaker style kitchen with ample array of eye & floor level units. 4 cutlery drawers. Bosch 4 plate gas hob. Extractor fan. Plumbed for dishwasher & washing machine. Single drainer stainless steel sink unit with mixer tap & extensive tiled splashback area.
Guest W.C.	1.64 m x 1.38 m 5'4" x 4'5"	W.C. Wash hand basin. Fully tiled walls & floor. Extractor unit.
Landing		Hot press with dual immersion.
Bathroom	2.06 m x 2.0 m 6'8" x 6'6"	Fully tiled bathroom suite comprising of bath with Gainsborough electric shower. W.C. Wash hand basin.
Bedroom 1	3.54 m x 3.32 m 11'6" x 10'9"	Fitted wardrobe. TV point & telephone point.
Ensuite	2.71 m x 0.86 m 8'9" x 2'8"	Fully tiled. Shower with Triton T80 electric shower. W.C. Wash hand basin. Extractor fan.
Bedroom 2	3.32 m x 3.16 m 10'9" x 10'4"	Fitted wardrobe. T.V. point. Telephone point.
Bedroom 3	2.1 m x 2.09 m 6'9" x 6'8"	T.V. point. Telephone point.