

Outside

Large front garden with off-street parking. Side gate leading to the rear garden area.



“The Home of High Standards”

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy



21 McDonagh Avenue
Janesboro,
Limerick

Price Guide

Region: €90,000

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

We are delighted to offer for sale this semi-detached residence in this mature and popular residential estate which is located within close proximity to the city centre and all its amenities.

The property comprises of a 2 double bed roomed semi-detached residence located on the corner site. It benefits from a side extension and a utility extension to the rear. Internally the property is well laid out throughout the ground floor.

Outside the property is situated on a large corner site to the front with side access to a walled rear garden area.

A viewing of this property is highly recommended.

Special Features

- * Semi-detached
- * Double glazed windows
- * Gas fired central heating
- * Corner site
- * 3 reception rooms
- * Stira stairs to attic
- * Good parking area to front
- * Well laid out



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch		
Entrance Hallway		Tiled floor.
Living Room	3.1m x 3.1m 10'2" x 10'2"	Built-in presses. Bay window.
Sitting Room	3.86m x 3.3m 12'7" x 10'8"	Fireplace. Built-in shelving units. Door to rear garden area.
Kitchen / Breakfast Room	4m x 3.7m 13'1" x 12'1"	Fitted wall and floor units. Tiled walls. Door to outside.
Utility Room	2.6m x 1.9m 8'5" x 6'2"	Plumbed for washing machine.
Upstairs		
Landing		Stira staircase to attic.
Bedroom 1	2.9m x 4.1m 9'5" x 13'5"	Built-in shelving.
Bedroom 2	2.5m x 3.4m 8'2" x 11'2"	Double built-in wardrobes with vanity unit.
Shower Room	1.6m x 1.8m 5'2" x 5'9"	Fully tiled. W.C.. Wash hand basin. Triton Electric Shower.