

Outside

Enclosed front garden mainly laid to lawn with border hedges and shrubs. Gated driveway.

Gated side entrance way leading to fully enclosed hedged south west facing rear garden extending to approximately 40 meters. Garden shed.



**4 Golf Links Road,
Castletroy,
Limerick**

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 O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

Price

Region €275,000

Barrack House, O' Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

Introducing this spacious detached family home located in a prime residential suburb of Limerick and close to a host of amenities including UL, Castletroy Golf Club, schools, shops etc.

The spacious accommodation whilst needing upgrading offers the discerning purchaser an opportunity to put their own stamp to this fine family home.

Accommodation briefly comprises entrance hallway, living room, dining room, family room, kitchen/dining room, guest WC, four double bedrooms and bathroom. Outside the property is further complimented by a superb south west facing rear garden and a front garden with off street parking.

Viewing is highly recommended.

Special Features

- * Detached
- * Double glazed windows
- * Oil fired central heating
- * Alarm
- * Three reception rooms
- * Four double bedrooms
- * Superb south west facing rear garden c. 40 meters
- * Opposite Castletroy Golf Club
- * Close proximity to UL & numerous schools



Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	7.2 m x 2.28 m 23'6" x 7'5"		Cloaks closet. Telephone alarm point. Understairs area.
Guest W.C.	1.23 m x 2.15 m 4' x 7'		WC Wash hand basin.
Living Room	4.8 m x 4.1 m 15'7" x 13'5"		Tiled open fireplace. Open to...
Sitting Room	4.65 m x 4.13 m 15'3" x 13'5"		Double glazed sliding patio to rear garden.
Kitchen/Breakfast Room	5 m x 3.34 m 16'4" x 10'9"		Solid oak fitted kitchen with array of eye & floor level display cabinets, four cut drawers. Single drainer 1 bowl stainless steel sink with tiled splashback are Breakfast counter. Whirlpool electric oven. Four plate extractor fan. Plumbed for washing machine. Door to & rear gardens.
Family Room	6.35 m x 2.6 m 20'8" x 8'5"		Range of fitted presses.
Landing			Hotpress with dual immediate Access to attic via Stairs.
Bathroom	2.0 m x 1.78 m 6'6" x 5'8"		Bath with Mira electric shower WC Wash hand basin. Painted walls.
Bedroom 1	4.76 m x 3.26 m 15'6" x 10'7"		Fitted wardrobe.
Bedroom 2	4.15 m x 3.24 m 13'6" x 10'6"		Range of fitted wardrobes overhead presses.
Bedroom 3	3.18 m x 2.72 m 10'4" x 8'9"		
Bedroom 4	3.15 m x 3.68 m 10'3" x 12'1"		Fitted wardrobe.