



FOR SALE BY PRIVATE TREATY

**NO. 16 THE OVAL,
GOULDAVOHER,
LIMERICK V94XT6C**

PRICE: €335,000

BER D2



DESCRIPTION

Property Partners de Courcy O Dwyer are pleased to present to the market this superb four bedroomed home located in this established and much sought after residential estate located just off the Fr. Russell Road and close to many amenities including the Crescent Shopping Centre, UHL, Raheen Business Park and just a short drive from the city centre.

Gouldavoher is very accessible with easy access on to the motorway together with a regular bus stop at your doorstep. There are numerous cafes, restaurants and bars all within a very short distance together with primary and secondary schools and wonderful local sporting facilities.

The accommodation comprises of entrance porch, entrance hall, living room, dining room, kitchen/breakfast room, four bedrooms, ensuite and shower room. There is a garage to the side of the property ideal for conversion subject to planning permission.

Outside the property is further complimented by mature landscaped gardens, off street parking and a good sized garden shed of block construction.

A viewing of this property is highly recommended.



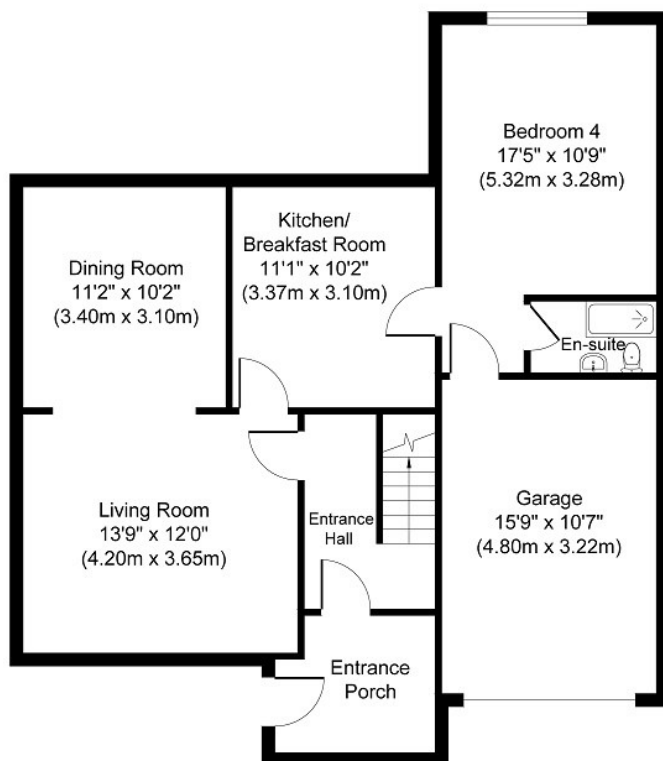


SPECIAL FEATURES

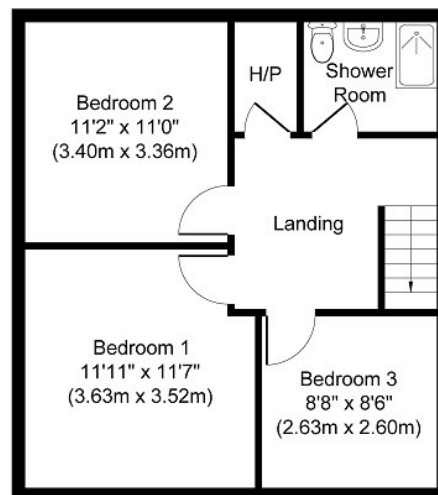
Semi detached
 Oil fired central heating
 Mature residential location
 Adjacent to UHL, Raheen Business Park, Crescent shopping Centre and city centre
 Superb potential to extend subject to PP
 Four bedrooms
 Ensuite
 Overlooking green area
 128 Sq. M. (1,375 Sq. Ft.)

ACCOMMODATION

- **Entrance Porch** Hardwood entrance door. Tiled floor. Porch light.
- **Entrance Hall** Double glass panelled doors to hallway. Tiled floor. Under stairs storage. Telephone point.
- **Living Room** Tiled fireplace. Recessed lights. TV point.
- **Dining Room**
- **Kitchen / Breakfast Room** Kitchen with large array of eye and floor level units. Balay electric oven and four plate ceramic hob. Phillips extractor fan. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Tiled floor.
- **Bedroom 4** Fully tiled floor and double French doors to rear garden.
- **Ensuite** Mira sprint electric shower. Double glass sliding doors. W. C, Wash hand basin in vanity unit. Extractor fan. Fully tiled walls and floor.
- **Upstairs** Landing - Hot press with dual immersion. Access to attic via Stira staircase.
- **Shower Room** Shower cubicle with Essentials electric shower. Glass sliding shower doors. W.C. Wash hand basin. Fully tiled walls and floor.
- **Bedroom 1** Range of fitted wardrobes and overhead presses plus vanity unit.
- **Bedroom 2** Range of fitted wardrobes with overhead presses and vanity unit.
- **Bedroom 3** Fitted wardrobes.
- **Garage**
- **Outside** Fully walled front garden with off street parking and a flagged patio area. The front garden is maintenance free. Private mature north west facing rear garden which has been beautifully landscaped with an abundance of trees, plants, shrubs and hedging. Large patio area. Large garden shed of block construction. Gated side entrance way. Outside tap and light.



Ground Floor
Approximate Floor Area
892 sq. ft
(82.89 sq. m)



First Floor
Approximate Floor Area
483 sq. ft
(44.85 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

€335,000

DIRECTIONS

Google Map: V94XT6C

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

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.