



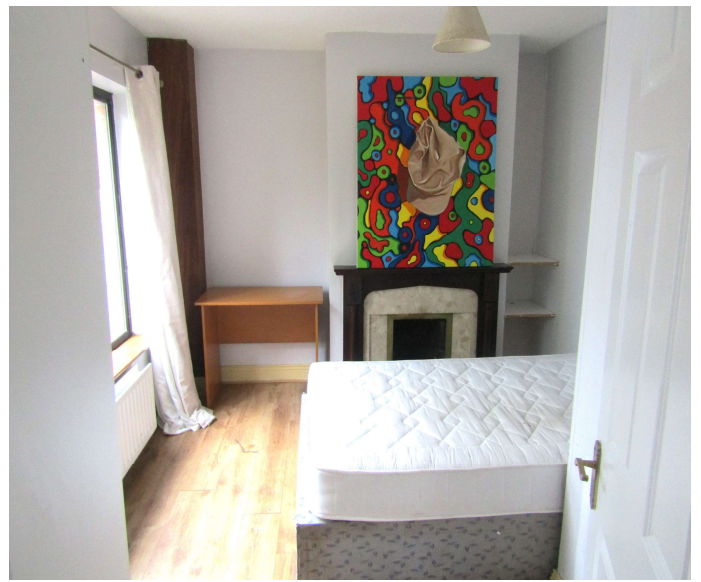
**FOR SALE BY PRIVATE TREATY**

**NO. 4 THE CONIFERS,  
BRIARFIELD,  
CASTLETROY,  
LIMERICK V94H33K**

**PRICE REGION: €400,000**

**BER C3**





## DESCRIPTION

A fine opportunity arises to acquire this 6 bedroom semi detached two storey residence on c. 1,350 Sq. Ft. within close proximity to the University Limerick, The National Technology Park and a host of local services and amenities to include Castletroy Town centre, Kilmurray Hotel etc.

The accommodation comprises of entrance hallway, living room, kitchen, utility room, guest w.c., two bedrooms downstairs. Upstairs there are four well proportioned bedrooms master ensuite, bathroom and hotpress.

Outside the property benefits from off street parking to the front with garden area and side access to walled private rear garden with patio area and garden shed.





## SPECIAL FEATURES

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- Semi detached
- Double glazed windows to front and timber windows to rear
- Oil fired central heating
- 6 Double bedroomed property main ensuite
- Adjacent to UL and the National Technology Park
- Ideal investment property with passing rent of €2,600 pm

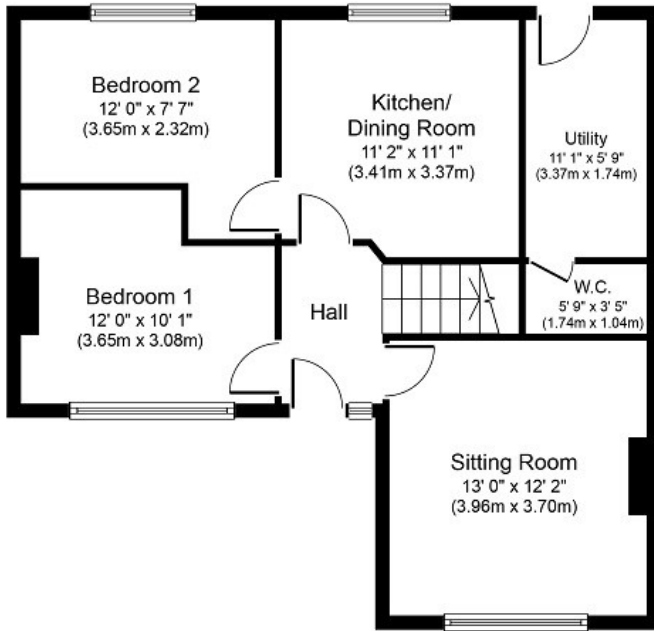
## ACCOMMODATION

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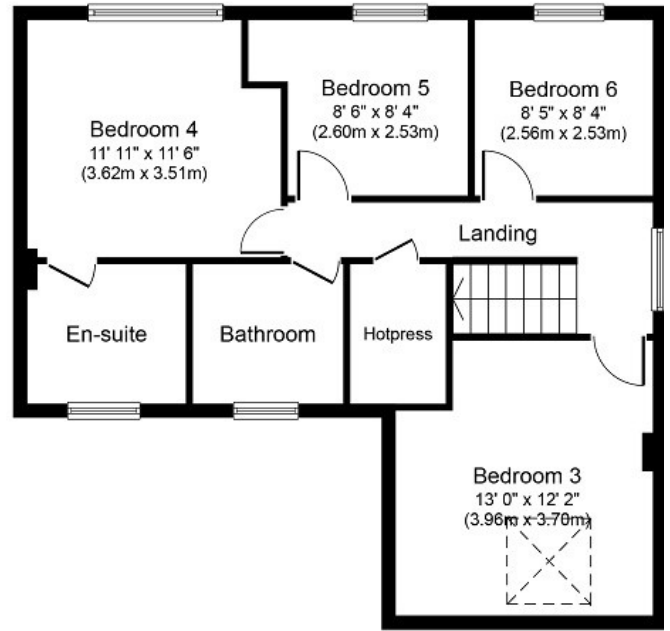
- **Entrance Hallway**
- **Living Room** Fireplace
- **Kitchen / Breakfast Room** Tiled floor. Tiled splash back area. Wall and floor units. Door to utility.
- **Utility** Washing machine and dryer.
- **Guest W.C.** Tiled floor. W.C. W.H.B.
- **Bedroom 1** Double bedroom.
- **Bedroom 2** Double bedroom.
- **Upstairs**
- **Bedroom 1** Double bedroom.
- **Bedroom 2** Double bedroom.
- **Bedroom 3** Double bedroom.
- **Bedroom 4** Double bedroom.
- **Ensuite** With bath, W.C. W.H.B.
- **Main Bathroom** With bath, W.C. W.H.B.
- **Hot press**
- **Outside** Front garden with off street parking. Side gated entrance to rear private walled garden with garden shed and patio area.

### Lease Term

**The subject unit is currently let as a 6 bedroomed house from the 8<sup>th</sup> September, 2023 on a 12-month lease at a passing rent of €2,600 per month.**



**Ground Floor**  
**Approximate Floor Area**  
**661 sq. ft.**  
**(61.40 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**661 sq. ft.**  
**(61.40 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

€400,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## DIRECTIONS

Google Map: V94H33K

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
 M: 061 410 410  
 E: [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

**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.