

Outside

Large front garden mainly laid to cobblelock driveway. Border areas with mature trees, plants & shrubs. Gated side entrance way. Fully walled & fenced rear garden mainly laid to lawn. Patio area. Garden shed of block construction. Outside light.



**37 Ferndale,
Ennis Road,
Limerick.**

Viewing strictly by appointment

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Price

Region €209,950

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

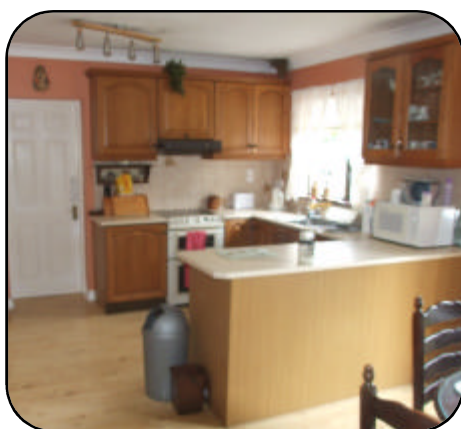
We are delighted to offer for sale this fabulous four bedroom semi detached family home in a popular residential development.

This well maintained property is located within close proximity to all necessary amenities and comprises of entrance hallway, guest WC, living room, kitchen/dining room, family room, utility room, store room, four bedrooms and bathroom.

Outside the property is further complimented by a large and private rear garden and a front garden with off street parking.

Special Features

- * Semi detached
- * Double glazed windows
- * Oil fire central heating
- * Four bedrooms
- * Alarm
- * Well maintained gardens
- * Well maintained property
- * Private cul de sac development
- * Adjacent Coonagh Cross Shopping Centre
- * Close proximity to Gaelic Grounds, Thomond Park, LIT & Jetland Shopping Centre
- * BER: D1



Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	4.6 m x 1.8 m 15'1" x 5'9"		Double glazed aluminium front door with frosted glass inset. Telephone point. Coving. Timber flooring. Alarm point.
Guest W.C.			WC. Wash hand basin. Fully tiled walls & floor. Extractor fan.
Living Room	5.4 m x 3.63 m 17'7" x 11'9"		Marble fireplace with ornate surround. Timber flooring. TV point. Large bay window. Coving. Double glass panelled doors to...
Kitchen/Dining Room	5.55 m x 3.94 m 18'2" x 12'9"		Solid oak fitted kitchen with ample array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap & tiled splashback area. Four cutlery drawers, display cabinets, breakfast counter. Coving. Timber flooring. Double glazed bronze aluminium sliding patio door to rear garden. TV point.
Family Room	2.9 m x 4.3 m 9'5" x 14'1"		Coving. TV point.
Utility Room	2.9 m x 2.72 m 9'5" x 8'9"		Plumbed for washing machine. Vented for dryer. Tiled floor. Door to rear garden.
Store Room	2.88 m x 1.67 m 9'4" x 5'5"		
Landing			Hot press with dual immersion.
Bedroom 1	3.47 m x 3.84 m 11'4" x 12'6"		Telephone & TV points. Range of fitted wardrobes & overhead presses.
Ensuite	1.5 m x 2.0 m 4'9" x 6'6"		Fully tiled shower cubicle with Triton 90i electric shower. WC Wash hand basin. Extractor fan.
Bedroom 2	2.9 m x 5.25 m 9'5" x 17'2"		
Bedroom 3	3.64 m x 3.48 m 11'9" x 11'4"		Fitted wardrobe.
Bedroom 4	2.47 m x 2.63 m 8'1" x 8'6"		Fitted wardrobe.
Bathroom	2.4 m x 1.98 m 7'8" x 6'5"		Bath. WC Wash hand basin.