



FOR SALE BY PRIVATE TREATY

**NO. 65 OAKVIEW DRIVE,
BALLINACURRA,
LIMERICK V94VXT0**

PRICE: €295,000

BER D1



DESCRIPTION

VACANT PROPERTY AND SEAI GRANTS UP TO C. €100K AVAILABLE ON THIS PROPERTY.

Property Partners de Courcy O' Dwyer Auctioneers are pleased to present this superbly located three bedroomed mid terrace residence to the open market. No. 65 is situated in an established neighbourhood which is in close proximity to the city centre and all its amenities.

The accommodation comprises of entrance hallway, sitting room, living room, kitchen/dining room, three bedrooms and bathroom.

Outside the property is further complimented with good sized front and rear gardens. The property also has the benefit of overlooking a large green area to the front.

A viewing of this property is highly recommended.



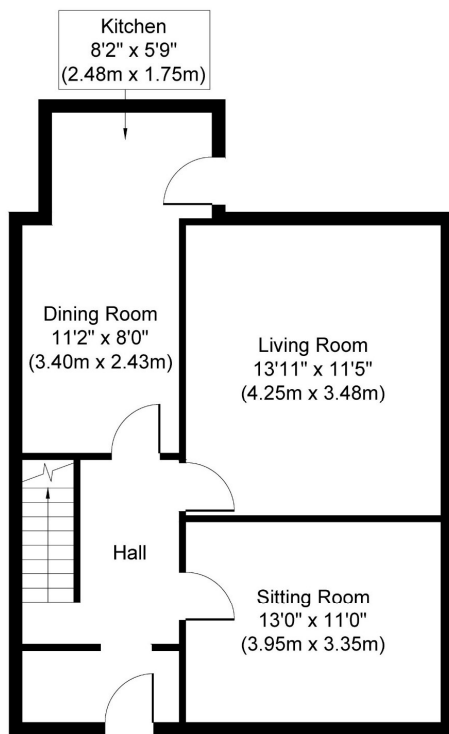


SPECIAL FEATURES

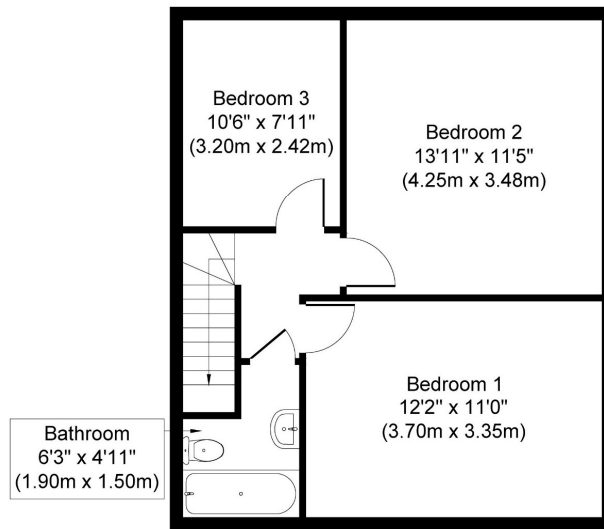
Mid terrace
 Oil fired central heating
 Double glazed windows
 Overlooking green area to the front
 Superb mature location
 Adjacent to the city centre
Vacant property grants available
SEAI grants available

ACCOMMODATION

- **Entrance Hallway** Composite entrance door. Telephone point. Under stairs storage.
- **Sitting Room** Tiled fireplace.
- **Living Room** Marble fireplace with ornate mahogany surround. TV point. Centre piece. Timber flooring.
- **Kitchen / Dining Room** Fitted kitchen with array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Fully tiled floor. PVC door to rear garden.
- **Upstairs**
- **Bedroom 1** Range of fitted wardrobes with overhead presses.
- **Bedroom 2** Range of fitted wardrobes. Tongue and groove sanded and varnished floor.
- **Bedroom 3** Fitted wardrobes with overhead presses. Tongue and groove sanded and varnished floor.
- **Bathroom** Bath with Triton T90 SR electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Outside** Fully walled rear garden. Cobble lock patio area. Part lawned. Pedestrian access to rear lane. Two garden sheds of block construction. Walled front garden mainly laid to lawn.



Ground Floor
Approximate Floor Area
584 sq. ft
(54.23 sq. m)



First Floor
Approximate Floor Area
537 sq. ft
(49.89 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

€295,000

DIRECTIONS

Google Map: V94VXT0

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.