



FOR SALE BY PRIVATE TREATY

**NO. 31 WESTFIELD PARK,
NORTH CIRCULAR ROAD,
LIMERICK V94E24H**

PRICE: €350,000

BER E1





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to announce the sale of No. 31 Westfield Park, a four bedroomed semi detached property positioned in a small cul de sac development within walking distance of the city centre, excellent schools to include JFK, Villiers, Salesians and a host of other amenities.

The spacious accommodation of this property comprises of entrance hall, guest w.c., living room, dining room, kitchen/breakfast room, utility room, family room, four bedrooms, ensuite and bathroom.

Outside the property is further complimented with good sized front and rear gardens.



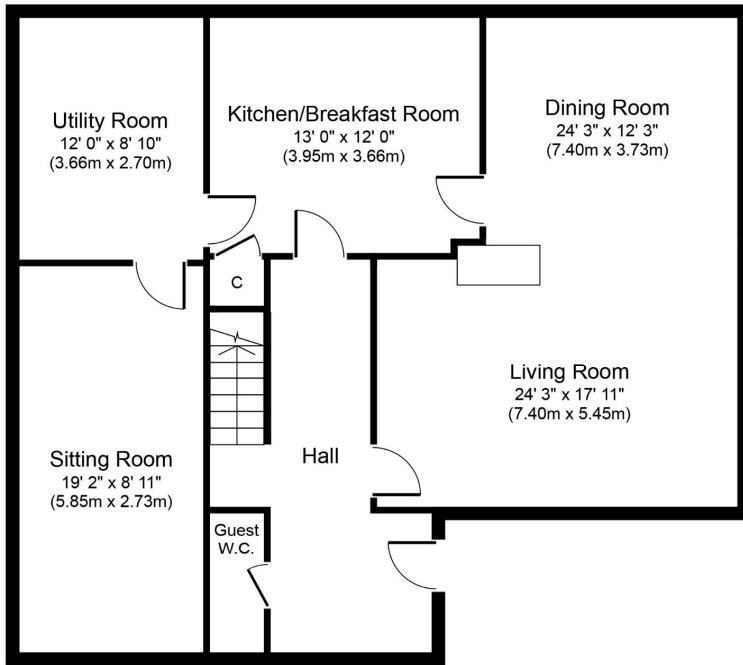


SPECIAL FEATURES

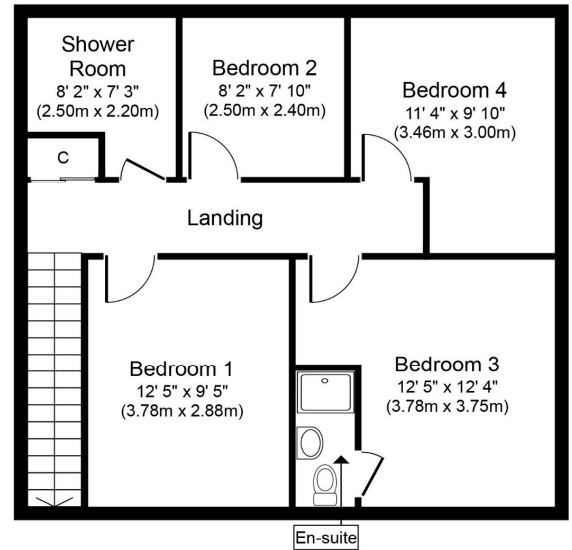
- Semi Detached
- Double glazed windows
- Gas fired central heating
- Alarm
- Cul de sac
- Four bedrooms
- Overlooking green area to the front
- Mature residential suburb
- Walking distance to the city centre
- Adjacent to excellent schools

ACCOMMODATION

- **Entrance Hall** White aluminium entrance door. Telephone point. Under stairs storage press.
- **Guest W.C.** W.C. Wash hand basin.
- **Living Room** Feature marble fireplace with gas fire inset. TV point.
- **Dining Room**
- **Kitchen / Breakfast Room** Fitted kitchen with eye and floor level units. Single drainer stainless steel sink unit with mixer tap.
- **Utility Room** Floor level units. Plumbed for washing machine. Belfast sink. Door to rear garden.
- **Family Room** Double glazed sliding patio door to front garden.
- **Upstairs**
- **Landing** Hot press with dual immersion. Access to attic via Stira staircase.
- **Bathroom** Bath. W.C. Wash hand basin. Fully tiled walls.
- **Bedroom 1** Fitted wardrobe.
- **Bedroom 2** Fitted wardrobe.
- **Bedroom 3** Fitted wardrobe.
- **Ensuite** Shower cubicle with Triton T90i electric shower. W.C. Wash hand basin. Fully tiled walls. Extractor fan.
- **Bedroom 4** Fitted wardrobes with vanity unit and overhead press.
- **Outside** Enclosed rear garden. Front garden with extensive cobblelock driveway. Borders with mature hedges, plants and shrubs.



Ground Floor
Approximate Floor Area
995 sq.ft.
(92.4 sq.m.)



First Floor
Approximate Floor Area
624 sq.ft.
(57.9 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

€350,000

DIRECTIONS

Google Map: V94E24H

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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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.