



FOR SALE BY PRIVATE TREATY

**NO. 59 RUSSELL COURT,
DOORADOYLE,
LIMERICK V94EY2H**



PRICE: €290,000

BER C3



DESCRIPTION

Property Partners de Courcy O Dwyer present to the market this compact and well laid out four bedroom semi detached dormer residence enjoying bright spacious and well proportioned living and bedroom accommodation and situated in this much sought after and established residential area.

No. 59 has good off street parking to the front and a fully walled west facing rear garden and is positioned in a quiet cul de sac.

The property is just a short walk to the University Hospital, The Crescent Shopping Centre, excellent primary and secondary schools and an array of great sporting facilities and amenities. There is also excellent public transport links together with easy access to the nearby motorway.

A viewing is highly recommended.



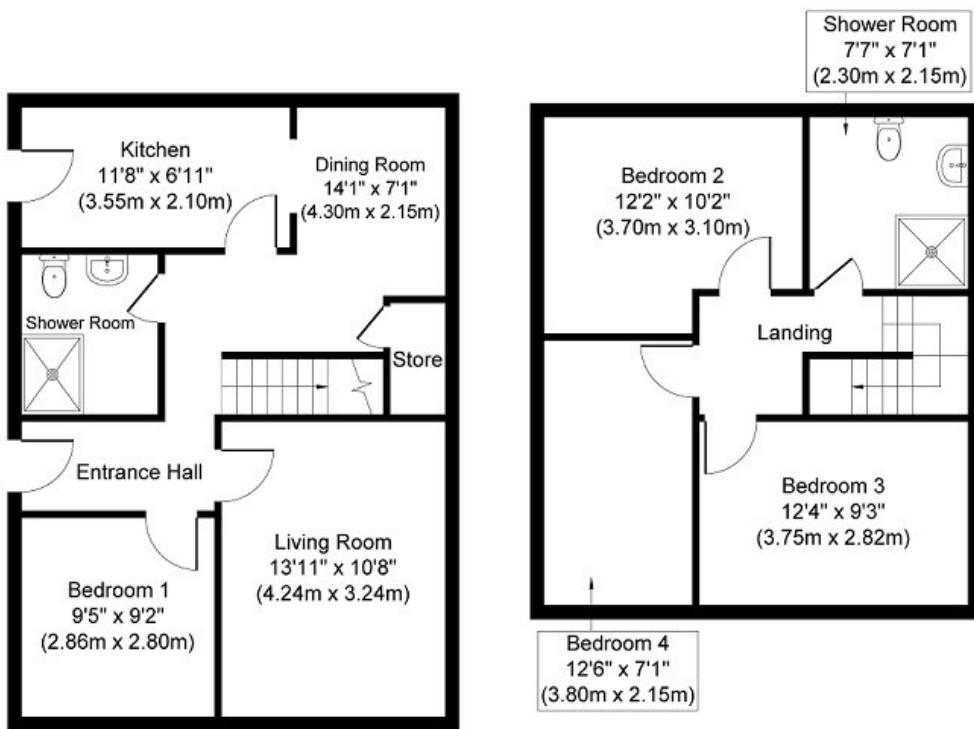


SPECIAL FEATURES

Semi detached
Oil fired central heating
Double glazed windows
West facing rear garden
Four bedrooms
Cul de sac
Mature location
Nearby amenities include Crescent Shopping Centre, UHL and the city centre

ACCOMMODATION

- **Entrance Hallway** PVC entrance door.
- **Shower Room** Shower with Triton T90 SR electric shower. W. C. Wash hand basin. Tiled floor.
- **Sitting Room** Feature cast iron fireplace with ornate timber surround. Timber flooring. TV point.
- **Bedroom 1** Timber flooring. TV point. Range of fitted wardrobes.
- **Kitchen** Array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Electrolux oven and four plate ceramic hob. Plumbed for washing machine. Plumbed for dishwasher. Door to rear garden.
- **Dining Room** Timber flooring.
- **Upstairs**
- **Shower Room** Tiled shower cubicle with Triton T90 SI electric shower. W.C. Wash hand basin. Tiled floor. Part tiled walls.
- **Bedroom 2** Fitted wardrobe.
- **Bedroom 3** Fitted wardrobe.
- **Bedroom 4** Fitted wardrobes.
- **Outside** Concrete and graveled front garden and driveway. Gated side entrance way. Fully enclosed west facing rear garden mainly laid to lawn.



Ground Floor
Approximate Floor Area
578 sq. ft
(53.72 sq. m)

First Floor
Approximate Floor Area
463 sq. ft
(42.98 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

€290,000

DIRECTIONS

Google Map: V94EY2H

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.