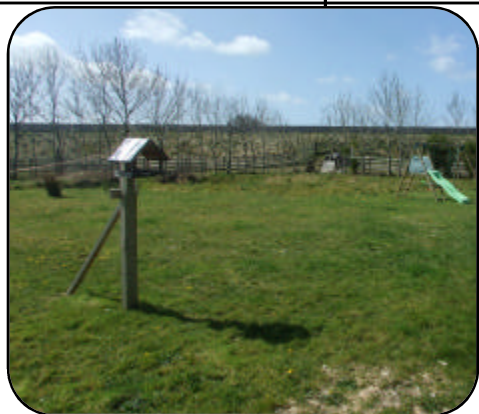


Accommodation		
Bedroom 1	4.3 m x 3.35 m 14'1" x 11'	Range of fitted wardrobes. Over head presses. Vanity unit. Timber flooring. TV point.
Ensuite	3.25 m x 1.2 m 10'7" x 3'9"	Fully tiled shower cubicle with Mira Elite Sport 8 electric shower. WC Wash hand basin. Fully tiled floor.
Bedroom 2	3.75 m x 3.15 m 12'3" x 10'3"	Range of fitted wardrobes with over-head presses. Vanity unit. Timber flooring.
Bedroom 3	4.35 m x 3.2 m 14'3" x 10'5"	Range of fitted wardrobes with over-head presses. Vanity unit. Timber flooring.



Outside

C. 1 acre of grounds mainly laid to lawn. Garden shed of block construction. Walled entrance gates with tarmacadamed driveway.

PRSA Licence 002371

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



**Cratloemoye,
Ennis Road,
Limerick.**

Price

Region €175,000

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

A fantastic opportunity arises to acquire this fabulous three bedroom bungalow on c. 1 acre of gardens in this popular location on the Ennis Road, opposite the Radisson Blu Hotel.

The well presented property offers the discerning purchaser superb accommodation which comprises entrance hallway, inner hallway, living room, family room, kitchen/dining room, utility room, three bedrooms, bathroom and garage.

Outside the property has excellent front side and rear gardens. The location of this property is second to none offering ease of access to Limerick, Shannon and Ennis.

Special Features

- * Detached
- * Double glazed windows
- * Oil fire central heating
- * Alarm
- * Ensuite
- * Two reception rooms
- * Utility room
- * c.1 acre site
- * Garage
- * Excellent location on Ennis Road opposite Radisson Blu Hotel
- * BER: E2



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.33 m x 1.7 m 14'2" x 5'6"	Aluminium entrance door. Timber flooring. Alarm point. Cloaks cl
Living Room	4.95 m x 6.25 m 16'2" x 20'5"	Feature cast iron fireplace with hearth. Centre piece & coving. window. TV point. Timber floori
Kitchen/Dining Room	4.0 m x 4.3 m 13'1" x 14'1"	Solid oak fitted kitchen with am eye & floor level units. Display c Four cutlery drawers. Double dr less steel sink unit with mixer ta splashback area. Plumbed for d Timber flooring. Stanley oil fuel (rosene oil).
Family Room	3.52 m x 3.25 m 11'5" x 10'7"	Feature cast iron fireplace. TV
Utility Room	2.0 m x 2.4 m 6'6" x 7'9"	Plumbed for washing machine. S Tiled floor. Aluminium door to rea
Guest WC	2.3 m x 0.9 m 7'5" x 2'9"	WC Wash hand basin.
Inner Hallway	7.9 m x 0.95 m 25'9" x 3'1"	Hotpress with duel immersion.
Bathroom	3.3 m x 1.95 m 10'8" x 6'4"	Bath. WC Wash hand basin.
Shower Room		Mira Sport 8 electric shower. Full shower unit.
Garage	5.2 m x 3.0 m 17'1" x 9'8"	