

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Landing			Hot press with dual immersion.
Bathroom	2m x 2.08m 6'6" x 6'8"		Bath with power shower. WC. Wash hand basin. Fully tiled floor. Part tiled walls.
Bedroom 1	4.3m x 3.2m 14'1" x 10'5"		Range of fitted pine units with fitted drawers. Alarm point. Telephone point
Ensuite	1.8m x 2.45m 5'9" x 8'		Fully tiled shower cubicle with Mira Elite electric shower. W.C. Wash hand basin. Fully tiled floor. Part tiled walls
Bedroom 2	3m x 4.7m 9'8" x 15'4"		Tv point. Telephone point.
Bedroom 3	3m x 3.1m 9'8" x 10'1"		Tv point.

Outside

Front garden mainly laid to lawn with tarmacadam driveway. Gated side entrance way. Fully walled rear garden mainly laid to lawn with a variety of maturing trees and plants. Patio area.



Viewing strictly by appointment

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**5 CLOVERHILL
DOORADOYLE
LIMERICK**

Price

Region €195,000

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

We are delighted to offer for sale this fantastic 3 / 4 bed family home in this ever popular estate of Cloverhill which is adjacent to the Crescent Shopping Centre and boasts easy access to all necessary amenities and the city centre.

The bright spacious and well laid out accommodation comprises of entrance hallway, living room, kitchen / dining room, utility room, family room / 4th bedroom, 3 double bedrooms, ensuite and main bathroom.

Outside the property is further enhanced by an enclosed rear garden, front garden with off street parking and there is also a large green area to the side of the property.

Special Features

- * Semi-detached
- * Gas Fired Central Heating
- * Double glazed windows
- * Alarm
- * End house with green area to side
- * Superb fitted kitchen
- * Ensuite
- * Large utility room
- * 2 Reception rooms



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Entrance Hallway	3.78m x 2.48m 12'4" x 8'1"	Hardwood entrance door with frosted glass insets. Alarm point. Recess lighting. Fully tiled floor. Understairs storage area
Living Room	5.8m x 3.6m 19' x 11'8"	Centre piece & coving. Recessed lighting. TV point. Large bay window. Feature cast iron open fireplace with marble hearth and ornate pine surround.
Kitchen/Dining Room	6.2m x 3.47m 20'3" x 11'3"	Modern fitted shaker style hardwood beech kitchen with ample array of eye and floor level units. Display cabinets. Shelving. Integrated fridge. Integrated dishwasher. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Breakfast counter. Fully tiled floor. Tv point. Double glazed sliding patio door to rear garden. Siemens electric oven. 5 plate gas hob.
Utility Room	2.7m x 3.4m 8'8" x 11'1"	Very large utility room with ample array of eye and floor level units, four cutlery drawers. Broom cupboard. Plumbed for waching mahcine. Vented for dryer. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Fully tiled floor. Hardwood door with frosted glass inset leading to side and rear garden.
Family Room / 4th Bedroom	3.8m x 2.5m 12'5" x 8'2"	Wide plank solid floor. TV point.