

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress with dual immersion
Bathroom	1.7m x 2.2m 5'6" x 7'2"		Bath. W.C. Wash hand basin. Fully tiled walls. Tongue and Groove sanded and varnished floor.
Bedroom 1	3.2m x 4.32m 10'5" x 14'1"		Range of fitted wardrobes. Tongue and groove sanded and varnished floor. Bay window. Dimmer switch.
Ensuite	2.47m x 1m 8'1" x 3'3"		Fully tiled shower cubicle with Triton T90i electric shower. W.c. Wash hand basin. Extractor fan. Tongue and groove sanded and varnished floor.
Bedroom 2	3.62m x 2.9m 11'9" x 9'5"		Fitted wardrobes, tongue and groove sanded and varnished floor. Coving.
Bedroom 3	2.33m x 2.43m 7'6" x 7'10"		Coving. Dimmer switch.
Bedroom 4	6.4m x 2.55m 20'10" x 8'4"		Tongue and groove sanded and varnished floor, velux window.

Outside

Front garden mainly laid to lawn with tarmac driveway. Outside to rear there is a walled and hedged large rear garden mainly laid to lawn. Patio area. Outside tap and light. Barna shed. Double gated side entrance.

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.



**23 Cella Row
Churchill Meadows
Dooradoyle, Limerick**

Price

Region €195,000

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

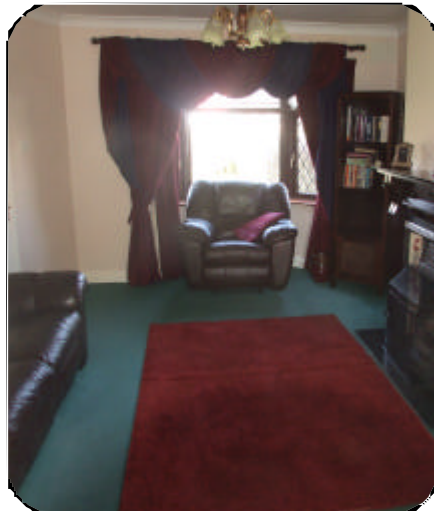
New to the market comes this fine 4 bedroom semi detached property located in this ever popular estate which has easy access to all local amenities to include the The Crescent Shopping Centre, schools, shops, public transport and an excellent road infrastructure.

This property comes to the market in good decorative condition and comprises of entrance hallway, living room, family room, kitchen / dining room, utility room, guest wc, 4 bedrooms (main ensuite) and bathroom.

The property is further enhanced by an extra large rear garden, front garden with off street parking and has a large open space to the front.

Special Features

- * Semi detached
- * Double glazed windows
- * Extra large rear garden
- * 2 Reception rooms
- * Ensuite
- * Utility room
- * Large open green area to front
- * Close to all local amenities
- * Gas fired central heating



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.3m x 2m 14'1" x 6'6"	Hardwood entrance door. Coving. Dado Rail. Alarm point. Hardwood beech flooring. Understairs storage area.
Living room	4.9m x 3.8m 16' x 12'5"	Centre piece and coving. Bay window. T.v point. Feature cast iron fireplace with tiled inset, marble hearth and ornate mahogany surround. Double doors leading to...
Kitchen / Dining room	5.73m x 3.33m 18'8" x 10'9"	Range of eye and floor level units. Display cabinets. 4 cutlery drawers. Single drainer 1&1/2 bowl stainless steel sink unit with mixer tap and tiled splashback area. Breakfast counter. Cordial Creda electric oven and power-point 4 plate gas hob. Extractor fan. Plumbed for dishwasher. Fully tiled floor in kitchen area. Hardwood beech flooring in dining area. Double glazed sliding patio door to rear garden. Door to ..
Utility / Guest W.C.	3.33m x 2.58m 10'9" x 8'5"	Eye level units. Gas boiler. Guest w.c with toilet and wash hand basin. Fully tiled floor.
Family Room	4.8m x 2.6m 15'7" x 8'5"	Timber flooring. Bay window