

Outside

Front garden mainly laid to lawn with tarmacadam driveway. Private rear garden mainly laid to lawn. Garden shed.



**501 Ash Close, Elm Park Avenue,
Elm Park, Castletroy,
Co. Limerick.**

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.

Price

Region €95,000

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

We are delighted to offer for sale this five bedroomed semi detached property located in a quiet cul-de-sac within Elm Park. The subject property is located opposite the University of Limerick and close to all services & amenities.

Internally the property is in need of some upgrading while externally there is off street parking to the front and private garden to the rear.

Special Features

- * Semi detached
- * Oil fired central heating
- * Double glazed PVC windows
- * 5 bedrooms
- * Very close proximity to the University of Limerick
- * Ideal investment property
- * **BER Rating: D2**



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hall		
Living Room	5.1 x 3.3m 16'7" x 10'8"	Tiled floor and stove.
Bedroom 1	3.6m x 2.7m 11'8" x 8'9"	
Kitchen Area	3.8 x 3.5 12'5" x 11'5"	Built in wall and floor units. Tiled floor. Door to back garden.
Bedroom 2	4.8m x 2.39m 15'7" x 7'8"	
Ensuite Shower Room		
UPSTAIRS		
Bathroom		Bath. Fully tiled. W.C. and wash hand basin.
Bedroom 3	3.6m x 2.1m 11'8" x 6'9"	
Store Room	2.4m x 2m 7'8" x 6'6"	
Bedroom 4	2.9 x 2.6 9'5" x 8'5"	Built in wardrobes.
Bedroom 5	2.1m x 2.9m 6'9" x 9'5"	