

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

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Price

Region €95,000

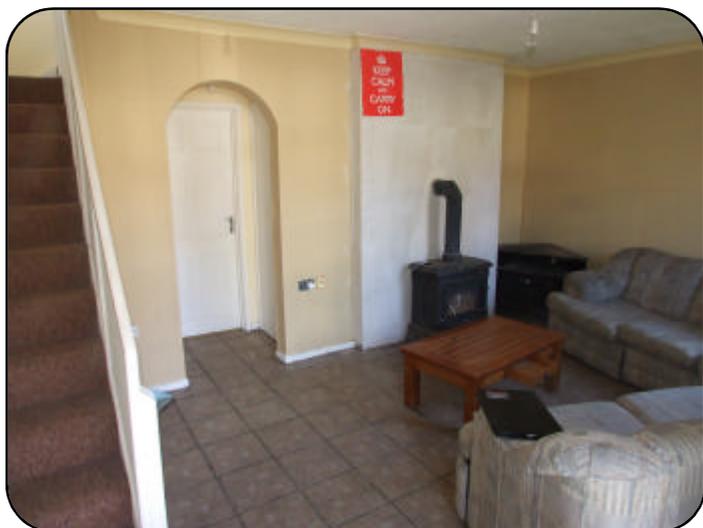
Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

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" | |