

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Shower Room	2.36m x 2.25m 7'7" x 7'3"		Shower cubicle with Mira Elite electric shower. W.C. and wash hand basin.
Bedroom 1	3.1m x 3.65m 10'1" x 11'10"		Fitted wardrobes and vanity unit.
Bedroom 2	3.82m x 2.16m 12'5" x 7'1"		Fitted wardrobe.
Bedroom 3	2.86m x 3.87m 9'4" x 12'7"		Fitted wardrobe.

### Outside

Fully walled rear garden mainly laid to lawn. Front garden part lawned and tarmacadam driveway. Extra large side entrance way.

### 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.



**98 Russell Court,  
Fr. Russell Road,  
Limerick.**

### Price

Region €140,000

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

We are delighted to offer for sale this deceptively spacious, 3 bedroom, semi detached dormer bungalow, located just off the Fr. Russell Road within close proximity to The Crescent Shopping Centre, Limerick City and County Council Offices and within just a short drive of Limerick City centre and all its amenities.

The accommodation comprises of hallway, living room / family room, kitchen / dining room, garage, utility, bathroom, 3 bedrooms and shower room.

Outside the property is further complimented by a private rear garden and a front garden with off street parking and a large side entrance.

A viewing of this property is highly recommended.

#### Special Features

- \* Semi detached
- \* Oil fired / Solid fuel central heating
- \* Double glazed woodgrain PVC windows and door
- \* End house in a cul-de-sac
- \* Garage / Utility room suitable for conversion to ensuite bedroom subject to planning
- \* Off street parking
- \* 2 bathrooms
- \* Spacious accommodation
- \* **BER Rating: E1**



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	2.85m x 1.2m 9'4" x 3'9"	Modern woodgrain PVC entrance door with frosted and leaded glass inset. Tiled floor. Alarm point. Telephone point.
Living Room / Family Room	6m x 4.35m 19'7" x 14'3"	Feature marble fireplace with feature marble hearth. Open fire with back boiler. Dimmer switch.
Kitchen / Dining Room	6.1m x 3.3m 20' x 10'8"	Fully fitted kitchen with eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Tiled floor. Philips electric oven. Four plate hob and extractor fan. Plumbed for washing machine. Understairs storage press.
Garage	5.03m x 2.3m 16'5" x 7'5"	Door to .....
Utility Room	2.4m x 1.92m 7'8" x 6'3"	
Bathroom	2.23m x 1.68m 7'3" x 5'5"	Bath. W.C. Wash hand basin. Fully tiled walls and floor.

