



FOR SALE BY PRIVATE TREATY

**NO. 126 DROMINBEG,
RHEBOGUE,
LIMERICK V94FNY9.**

PRICE REGION: €320,000

BER C1



DESCRIPTION

Property Partners de Courcy O'Dwyer are delighted to present to the market this three bedroom semi detached property located in Drominbeg, Rhebogoe. This property is located in a quiet cul de sac and enjoys a peaceful setting while benefitting from easy access to an abundance of amenities. Local amenities within walking distance include primary and secondary schools, the Parkway Shopping Centre, Childers Road Retail Park and sports facilities such as St. Patrick's GAA Club, Cloughaun GAA Club, Richmond Rugby Club and Granville Soccer Club. The property is just 3km from Limerick City centre and 3km from the University of Limerick.

The accommodation comprises of entrance hallway, guest w.c., living room, breakfast room, utility room and kitchen. First floor: three well proportioned bedrooms master ensuite, bathroom and hotpress.

Outside there is a front garden with off street parking. Side gated entrance to private rear garden with garden shed and patio area.



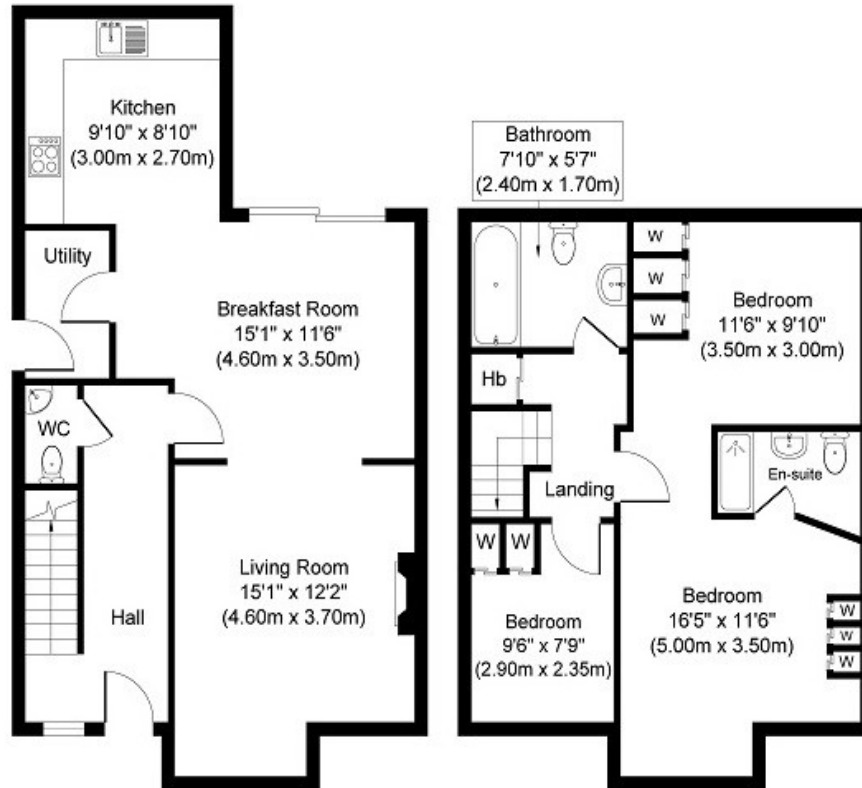


SPECIAL FEATURES

- Semi detached
- Part red brick facade
- Gas fired central heating
- Extended kitchen area
- Double glazed PVC windows throughout

ACCOMMODATION

- **Entrance Hallway**
- **Guest W. C.**
- **Living Room** Fireplace. Bay window.
- **Breakfast Room** Sliding patio doors to outside area.
- **Utility Room** Door to outside.
- **Kitchen** Built in wall and floor units. Tiled splash back area. Tiled floor. Oven, hob and extractor fan.
- **First Floor**
- **Landing** Hot press
- **Bedroom 1** Built in wardrobes.
- **Bedroom 2** Built in wardrobes. Bay window.
- **Ensuite** W. C. W. H. B. Shower.
- **Bedroom 3** Built in wardrobes.
- **Bathroom** W.C. Wash hand basin. Bath and electric shower. Tiled floor and part tiled walls.
- **Outside** Front garden with off street parking. Side gated entrance to private rear garden with garden shed and patio area.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PRICE

€320,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google Map: V94FNY9

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.