



FOR SALE BY PRIVATE TREATY

**68 WOODLAWN PARK,
BALLYSIMON,
LIMERICK V94P6DF**

PRICE: €295,000

BER D2



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to offer for sale this spacious and extended family home in this mature estate off the Ballysimon Road and within close proximity to the city centre.

Houses in this area rarely come to the market and No. 68 offers extended accommodation suitable for a growing family.

This bright spacious accommodation comprises entrance hall, living room, sitting room, dining room, kitchen/breakfast room, three bedrooms and shower room.

Outside there is a private rear garden and a front garden with off street parking.

A viewing of this property is highly advised.



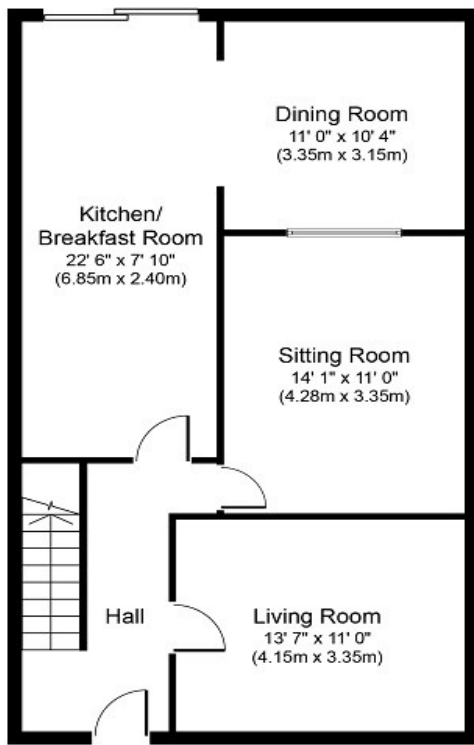


SPECIAL FEATURES

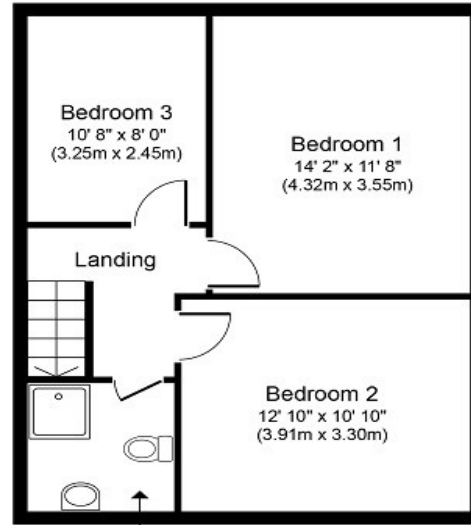
- Semi detached
- Oil fired central heating
- Double glazed woodgrain PVC windows
- Alarm
- Private rear garden
- Green area to the front
- Close proximity to city centre
- Kitchen/Dining room extension
- 3 beds / 3 receptions
- c. 115 Sq. M. / 1,240 Sq. Ft.

ACCOMMODATION

- **Entrance Hall** Woodgrain PVC entrance door. Tiled hall. Under stairs storage.
- **Living Room** Tiled fireplace. Timber flooring.
- **Sitting Room** Tiled fireplace. Fitted cabinets, shelving and presses. TV point. Double glazed panelled door to...
- **Dining Room**
- **Kitchen / Breakfast** Fitted kitchen with array of eye and floor level units. Stainless steel sink unit with mixer tap. Electrolux double oven and four plate gas hob. Extractor fan. Plumbed for washing machine. Double glazed woodgrain French doors to rear garden.
- **Upstairs**
- **Bedroom 1** Range of fitted wardrobes. Timber floor.
- **Bedroom 2** Range of fitted wardrobes. Timber floor.
- **Bedroom 3** Range of fitted wardrobes.
- **Shower Room** Shower cubicle with Mira Elite QT electric shower. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor.
- **Outside** Fully walled front garden with cobble lock driveway. Part lawned. Private rear garden with garden shed of block construction and mainly laid to lawn. Gated side entrance way.



Ground Floor
Approximate Floor Area
731 sq. ft.
(67.9 sq. m.)



Shower Room
6' 11" x 6' 7"
(2.10m x 2.00m)

First Floor
Approximate Floor Area
510 sq. ft.
(47.4 sq. m.)

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

€295,000

DIRECTIONS

Google Map: V94P6DF

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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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.