



**FOR SALE BY PRIVATE TREATY**

**63 GLENSIDE,  
ANNACOTTY,  
LIMERICK V94A3X8**

**PRICE REGION: €450,000**

**BER C3**



## DESCRIPTION

No. 63 is a detached four bedroomed residence on a large west facing corner site.

Internally this property comprises of entrance hallway, living room, family room, kitchen/breakfast room, large utility room, guest w.c. on the ground floor while upstairs the property benefits from four well appointed bedrooms main ensuite and bathroom.

Outside there is a front walled garden with off street parking. The property benefits from access on both sides of the property leading to a large rear garden area (option to extend to the side subject to planning permission).

Annacotty is one of Limerick's most sought after attractive suburbs with all the services and amenities this area has to offer from local shops to shopping centres, pubs to hotels, cafes to restaurants and extensive clubs and playing pitches for Rugby, Soccer, Hockey and GAA along with the renowned Castletroy Golf Course. There are excellent national and secondary schools in the area and of course the ever expanding University of Limerick with it's excellent academic reputation and outstanding amenities to include river walks, 50m pool, running track and of course now home to Munster rugby, all of which as a open university are available to the public. UL is adjoined by The National Technology Park with dozens of multinational companies on its 385 acres set in an impressive park land setting.

This location further benefits from nearby access to an excellent road network and public transport system into Limerick City Centre and beyond. This property provides for a substantial private home which is sure to appeal to purchasers. Early viewing is essential to fully appreciate all this fine home has to offer.

Please note that this sale includes all carpets, curtains, blinds, electric light fittings, oven, hob and extractor fan where applicable and all loose fittings will be removed prior to sale closing.





## SPECIAL FEATURES

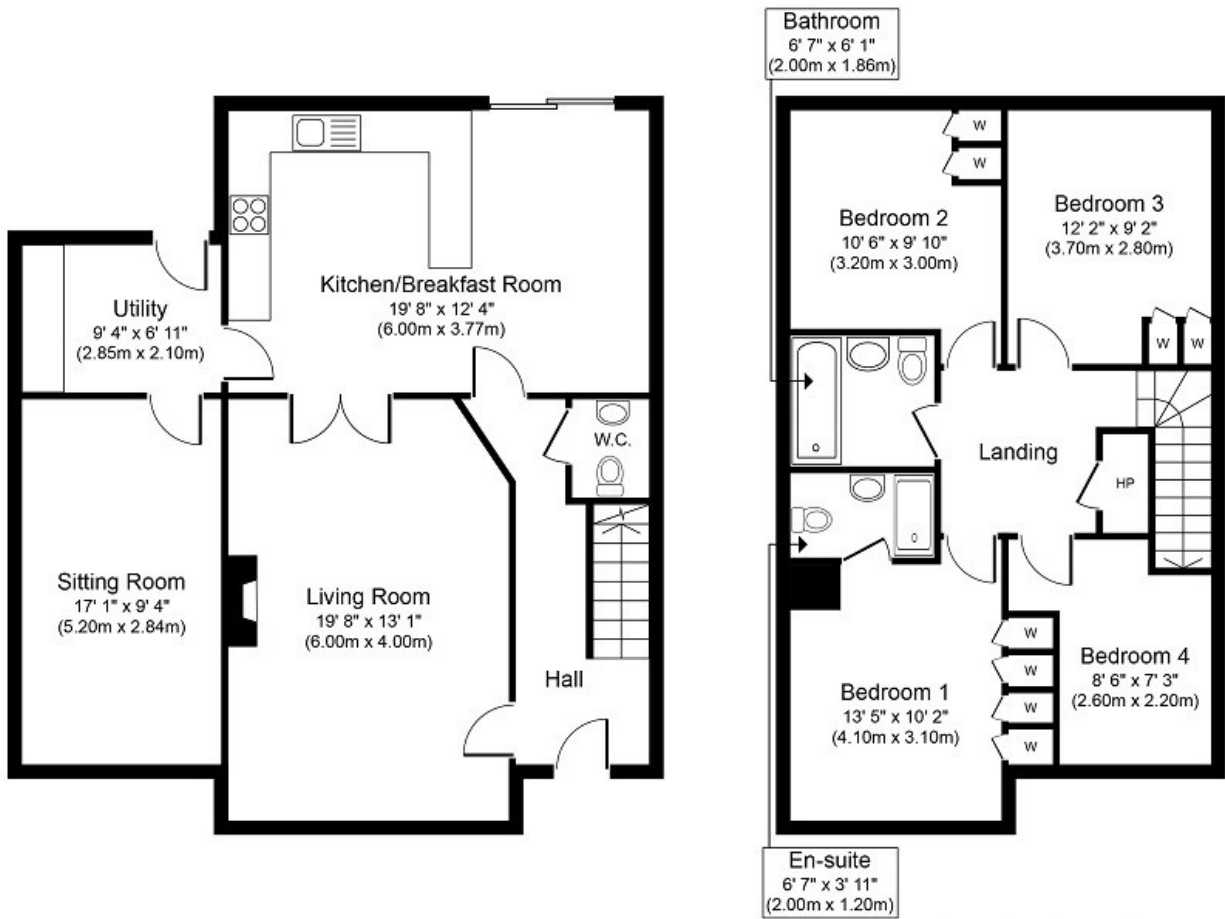
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- Spacious detached home
- Large west facing corner site
- Four well appointed bedrooms
- Woodgrain PVC windows
- Large functional utility room
- Stylish internal wooden doors with brass fittings
- Walking distance to all amenities including shops, restaurants, schools, parks etc.
- Good sized rear garden
- One of Limericks most sought after developments
- Lots of potential for expansion to the side, rear or attic space subject to PP

## ACCOMMODATION

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- **Entrance Hallway** Centre piece and coving. Alarm point. Under stairs W.C.
- **Living Room** Feature cast iron fireplace with timber surround and marble hearth. Centre piece and coving. Bay window. Wood effect flooring. TV point.
- **Kitchen / Dining Room** Kitchen with ample array of eye and floor level units. Display cabinet. Four cutlery drawers. Stainless steel sink unit with mixer tap. Breakfast counter. Tiled splash area. Plumbed for dishwasher. Tiled flooring. Double glazed sliding patio doors leading to rear garden.
- **Utility Room** Eye and floor level units. Worktop space. Plumbed for washing machine. Vented for dryer. Tiled flooring. Door to rear garden.
- **Guest W.C.** W.C. Wash hand basin.
- **Upstairs**
- **Landing** Hotpress with dual immersion.
- **Bedroom 1** Timber effect flooring. Bay window. Double fitted wardrobes.
- **Ensuite** Shower cubicle with electric shower. W.C. W.H.B. Tiled floor.
- **Bedroom 2** Fitted wardrobe. Timber effect flooring.
- **Bedroom 3** Fitted wardrobe. Timber effect flooring.
- **Bedroom 4** Timber effect flooring.
- **Bathroom** Bath. W.C. W.H.B. Tiled floor and splash back area.
- **Outside** Fully walled front garden which is mainly laid to lawn with off street parking. Double gated side entrance way. Walled and fenced west facing rear garden mainly laid to lawn. Storage shed.



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 REGION

€450,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## DIRECTIONS

Google Map: V94A3X8

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
 M: 061 410 410  
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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.