

Upstairs Accommodation

Accommodation	Size		Description
	M.	Ft.	
Landing	8.9m	2.4m 29'2" x 7'8"	Centre piece x 2 and coving. Radiator cover.
Bathroom	3.65m	3.45m 11'9" x 11'3"	Free standing bath on cast-iron foot pedestals. Wash hand basin in vanity unit. W. C.. Wall panelling.
Bedroom 1	3.65m	4.5m 11'9" x 14'7"	T.V. point. Radiator covering. Opening to walk-in dressing room.
Walk-in dressing room	2.4m	3.25m 7'8" x 10'6"	Wall to wall fitted wardrobes and drawers. Storage press with shelving. Radiator cover.
Ensuite	1.4m	2.65m 4'6" x 8'7"	Shower cubicle with Triton T90XT electric shower. Glass shower door. W.C. Wash hand basin. Extrator fan.
Bedroom 2	3.65m	4.1m 11'9" x 13'4"	Timber flooring.
Bedroom 3	4.35m	3.65m 14'2" x 11'9"	T.V. point. Timber flooring. Walk in wardrobe.
Bedroom 4	4.2m	3.65m 13'7" x 11'9"	Range of fitted wardrobes and shelving. Timber flooring.

Outside

Gardens extending to c. 0.5 acres. Gated entrance to front garden which is mainly laid to lawn with a variety of mature plants, shrubs, trees and natural boundaries. Cobble lock driveway leading to the front and side of the property. To the rear there is an extensive cobble lock patio leading to large lawn area with natural hedge boundaries. Steeltech shed. Outside tap and light.

"The Home of High Standards"

Viewing strictly by appointment

PRSA Licence 002371

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5 Hillcrest, Ballysheedy, Co. Limerick

Guide Price:

Region €390,000

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

New to the market comes this superb detached family home, which is located only a few minutes drive from Limerick City and is positioned in a quiet cul de sac one of just five houses. The property extends to c. 2500 sq feet and sits on a mature site and gardens of c. 0.5 acres.

The property which comes to the market in excellent decorative condition throughout comprises of entrance hallway, sitting room, living room, dining room, kitchen / breakfast room, sun lounge, utility room, shower room, 4 bedrooms main with ensuite and walk-in wardrobe and bathroom.

A viewing of this property is highly recommended.

Special Features

- * Detached
- * c. 0.5 acres
- * Double glazed woodgrain PVC windows and doors.
- * Recently installed new gas boiler
- * Alarm
- * Cul de sac
- * Excellent decorative condition
- * 4 Reception rooms
- * Sun lounge
- * 4 Double bedrooms
- * Full brick maintenance free exterior
- * Extensive cobble lock patio & driveway
- * C. 2,500 sq feet
- * Mature gardens
- * BER: D2
- * Excellent location



Accommodation		
Accommodation	Size M. Ft.	Description
Combined Entrance Hallway	3.65m x 2.95m 11'9" x 9'7"	Hardwood entrance door. Timber flooring. Alarm point. Centre piece and coving. Radiator cover.
Sitting Room	3.9m x 3.65m 12'8" x 11'9"	Timber flooring.
Living Room	7.6m x 4.9m 24'9" x 16'1"	Feature marble fireplace with gas coal-effect fire and marble hearth. Centre piece and coving. T.V. point. Timber flooring. Double glazed wood grain PVC french doors to gardens.
Kitchen / Breakfast Room	3.65m x 5.2m 11'9" x 17'	Modern fitted kitchen with ample array of eye and floor level units. Display cabinets. Open shelving. Carved extractor hood. 4 Cutlery drawers. Integrated Whirlpool dishwasher. Electrolux electric oven. 4 plate gas hob. Single drainer 1 1/2 bowl stainless steel unit with mixer tap and tiled splashback area. Fully tiled floor. Island unit with counter-top and underneath presses.
Dining Room	5.35m x 3.7m 17'5" x 12'1"	Centre piece and coving. Tiled floor with a timber border surround. T.V. point. Double doors leading to sun-lounge.
Sun Lounge	3.9m x 3.85m 12'8" x 12'6"	Vaulted ceiling. Double glazed wood grain PVC door to rear garden and patio.
Utility Room	2.85m x 4.25m 9'3" x 13'9"	Ample array of eye and floor level units. Plumbed for washing machine. Vented for dryer. Gas boiler. Tiled floor. Single drainer stainless steel sink unit with mixer tap and tiled splashback area. Tiled floor. Door to rear garden.
Guest shower room & W.C.	2.75m x 0.9m 9' x 2'9"	Fully tiled shower cubicle. W.C. Wash hand basin. Tiled floor.