



FOR SALE BY PRIVATE TREATY

**NO. 125 DOORADOYLE PARK,
DOORADOYLE,
LIMERICK V94XDR3**

PRICE: €395,000

BER C



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this well presented and spacious family home located in this quiet cul de sac positioned close to the Crescent Shopping Centre and just a short distance from UHL and Raheen Industrial Estate as well as the city and all its amenities.

The bright spacious well presented accommodation comprises of entrance hallway with guest W. C., living room, kitchen / dining room, four double bedrooms with main ensuite and bathroom.

Outside this property is further complimented with a large enclosed rear garden and front garden with off street parking.

A viewing of this property is highly recommended.





SPECIAL FEATURES

Semi detached
 Gas fired central heating
 Double glazed windows
 Four double bedrooms
 Ensuite
 Guest W. C.
 Well presented family home
 Cul de sac
 Adjacent to the Crescent Shopping Centre, Garryowen Rugby Club and Crescent Comprehensive School
 Close proximity to UHL and Raheen Industrial Estate

ACCOMMODATION

- Entrance Hall**

Hardwood entrance door with frosted and leaded stained glass inset windows. Hardwood oak flooring. Under stairs storage.
- Guest W. C.**

W.C. Wash hand basin. Extractor fan. Tiled floor.
- Living Room**

Feature marble fireplace with gas coal affect fire inset and ornate surround. Hardwood oak flooring. TV point. Double doors to...
- Kitchen / Dining Room**

Modern fitted shaker style kitchen with ample array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Zanussi electric oven and four plate gas hob. Extractor fan. Plumbed for washing machine. Vented for dryer. Fully tiled floor.
- Upstairs**

Landing – Hot press with dual immersion.
- Bathroom**

Bath. W. C. Wash hand basin. Separate shower cubicle with Triton T90 SR electric shower. Tiled floor. Tiled shower cubicle. Tiled splash back.
- Bedroom 1**

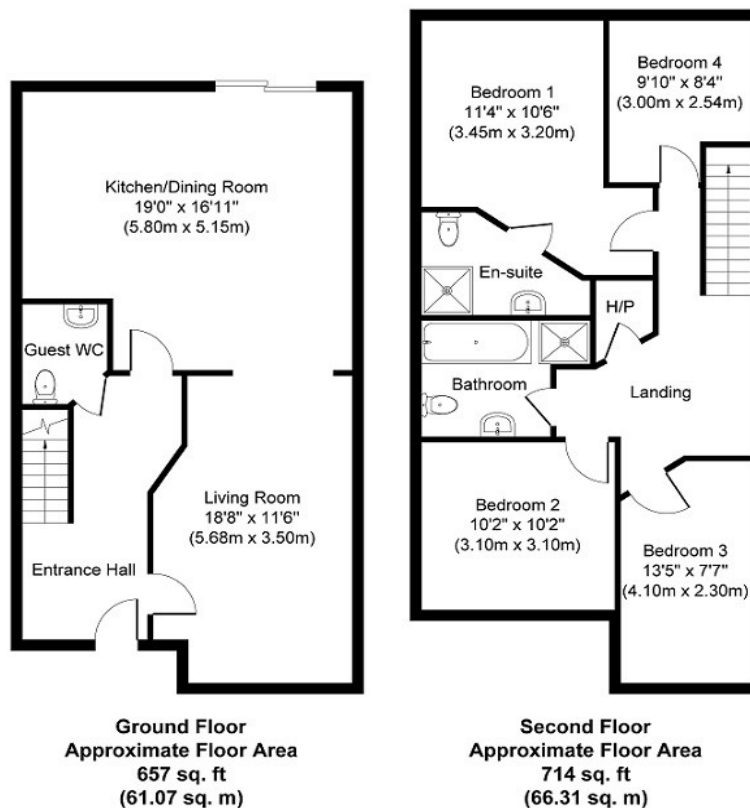
Fitted wardrobes and shelving.
- Ensuite**

Tiled shower cubicle with Triton T90 SR electric shower. W. C. Wash hand basin. Extractor fan.
- Bedroom 2**

Fitted wardrobes.
- Bedroom 3**

Fitted wardrobes.
- Bedroom 4**
- Outside**

Fully enclosed large rear garden mainly laid to lawn and also with a large patio area. Gated side entrance way. Front garden part lawned and tarmacadam driveway.



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

€395,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Google Map: V94XDR3

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.