



**FOR SALE BY PRIVATE TREATY**

**59 OAKLEIGH WOOD,  
DOORADOYLE,  
LIMERICK V94C567**

**PRICE: €230,000.**

**BER C1**



## DESCRIPTION

Property Partners de Courcy O'Dwyer are delighted to bring no. 59 Oakleigh Wood to the market. No. 59 is located off the Dooradoyle Road and within walking distance of the Crescent Shopping Centre and Limerick City & County Council offices and the Crescent Comprehensive School. University Hospital Limerick and the city centre are just a short drive away.

The property offers generous and bright accommodation to comprise of entrance hallway with guest W.C., living room, kitchen / dining room, three double bedrooms main ensuite and bathroom.

The property has generous balconies both to the front and back. The rear balcony offers a south west facing orientation.

Viewing is highly recommended.





## SPECIAL FEATURES

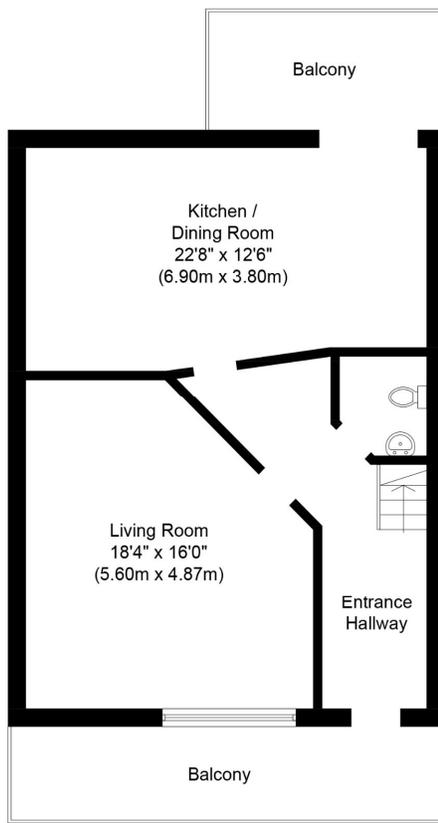
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Terraced duplex unit  
Gas fired central heating  
Double glazed windows  
Spacious accommodation throughout  
Three double bedrooms  
Ensuite  
2 Balconies  
Allocated car parking space  
All necessary amenities close by  
Service Charge: 2021 -2022 - €770.00

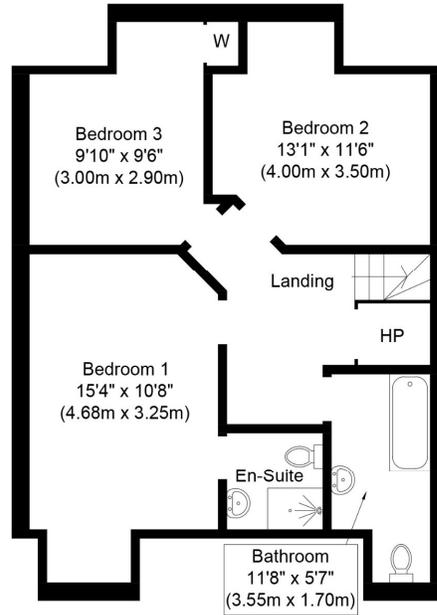
## ACCOMMODATION

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- **Entrance Hallway** Hardwood entrance door with glass panel inset and side panels. Solid timber flooring. Telephone point. Alarm point. Coving.
- **Guest W.C.** Wash hand basin. W.C. Extractor fan. Fully tiled walls and floor.
- **Living Room** Fireplace with gas coal effect fire inset. Timber flooring. Centre piece and coving. TV point. Double glazed sliding patio door to front balcony.
- **kitchen / Dining Room** Modern fitted maple shaker style kitchen with ample array of eye and floor level units. Zanussi double oven. Four plate ceramic hob and extractor fan. One and half bowl stainless steel sink unit with mixer tap. Breakfast island. Porcelain tiled floor in kitchen area. Timber flooring in dining area. Recessed lighting. Double glazed sliding door to rear balcony.
- **Upstairs**
- **Bedroom 1** Timber flooring. Fitted wardrobes. Recessed lighting. Bay window.
- **Ensuite** Shower cubicle with Triton T90 SR electric shower. W.C. W.H.B. Mosaic tiling walls and floor. Extractor fan.
- **Bedroom 2** Timber flooring. Fitted wardrobes. Bay window.
- **Bedroom 3** Timber flooring. Bay window.
- **Bathroom** Bath with glass shower door. W.C. W.H.B. Fully tiled walls and floor.
- **Outside** Front balcony. South west facing rear balcony. Designated car parking space. Communal grounds.



**Lower Floor**  
Approximate Floor Area  
709 Sq. ft.  
(65.9 Sq. m.)



**Upper Floor**  
Approximate Floor Area  
636 Sq. ft.  
(59.1 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. 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

€235,000.

## DIRECTIONS

Google Map: V94C567

## 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.