



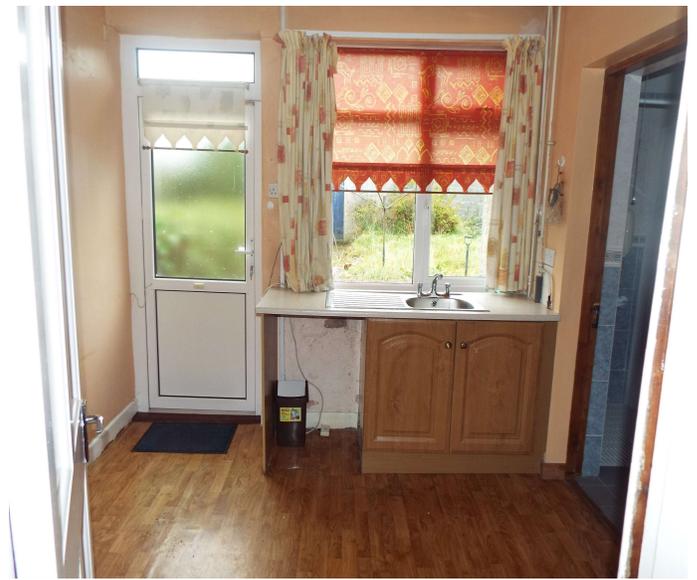
FOR SALE BY PRIVATE TREATY

**44 SHELBOURNE PARK,
ENNIS ROAD,
LIMERICK V94PEK7**

Price Region: €250,000



BER D2



DESCRIPTION

A great opportunity arises to acquire this three bedroom semi detached family home in this well sought after neighbourhood which is in close proximity to Limerick's city centre.

Accommodation comprises of entrance porch, entrance hall, living room, family room, kitchen/breakfast room, three bedrooms, bathroom and shower room.

The property benefits from a large south facing private rear garden, a cobblelocked front driveway for 3/4 cars and a garage to the the side offering potential to convert and extend subject to the necessary planning permissions.



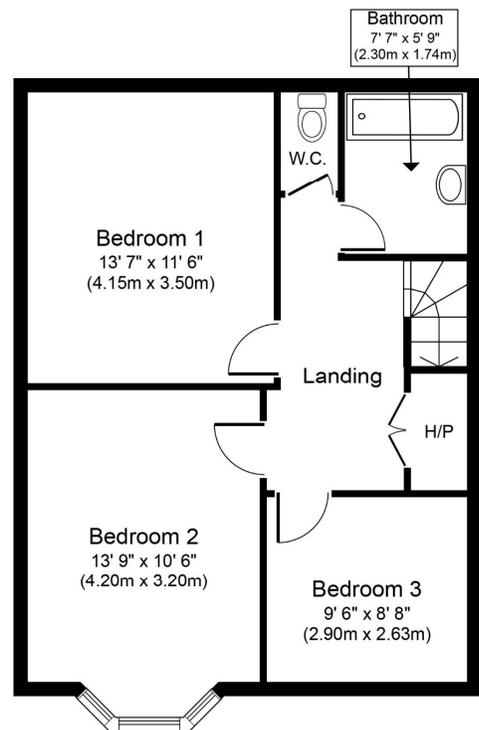
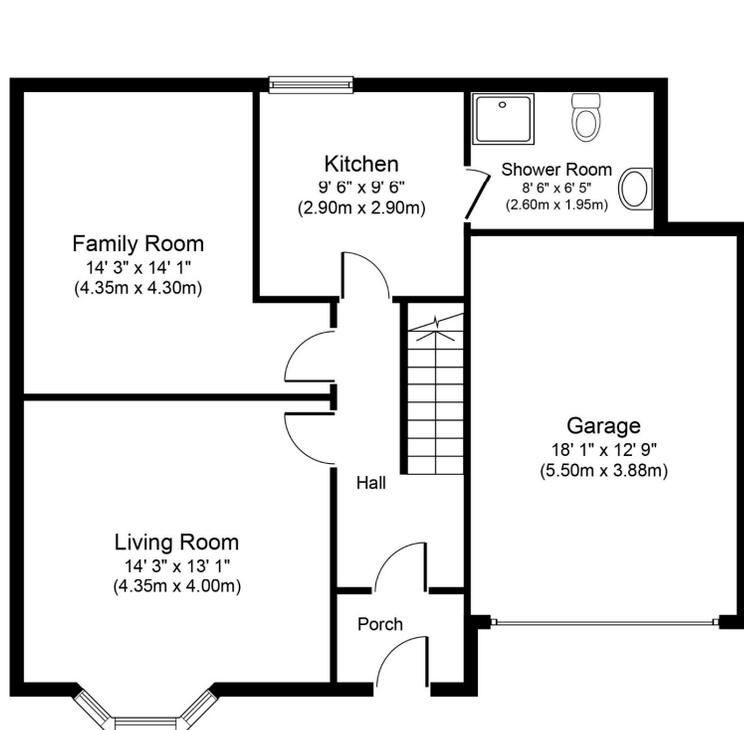


SPECIAL FEATURES

- Semi detached
- Double glazed windows
- Oil fired central heating
- South facing rear garden
- Room to extend the property to the side subject to PP
- Off street parking for 3/4 cars
- Two reception rooms
- Two bathrooms

ACCOMMODATION

- **Entrance Porch** White aluminum glass panelled porch door. Porch light.
- **Entrance Hall** Glass panelled entrance door. Telephone point. Understairs storage. Recessed lighting.
- **Living Room** 4.35m x 4.0m Tiled fireplace. Bay window. TV point. Dimmer switch.
- **Family Room** 4.3m x 4.35m Tiled fireplace. Built in TV unit. Built in shelving. Recessed lighting. Telephone point.
- **Kitchen/Dining Room** 2.9m x 2.9m Array of eye and floor level presses. Single drainer stainless steel sink unit with mixer tap. White aluminium glass panelled door to rear.
- **Shower Room** 2.6m x 1.95m Shower with Mira Elite 2 electric shower. W.C. Wash hand basin. Extractor fan. Fully tiled walls and floor.
- **Upstairs**
- **Landing** Hotpress with dual immersion. Access to attic via aluminium pull down stair.
- **Bathroom** 2.3m x 1.74m Bath. Wash hand basin in vanity unit. Separate W.C.
- **Bedroom 1** 4.15m x 3.5m Fitted wardrobes. Telephone point.
- **Bedroom 2** 4.2m x 3.2m Fitted wardrobes. Bay window.
- **Bedroom 3** 2.9m x 2.63m Fitted wardrobe.
- **Outside** Walled and hedged south facing private rear garden mainly laid to lawn. Walled front garden with extensive cobblelock driveway. Garage to the side of the property and side entrance.



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

€250,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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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.



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