

Accommodation		
Accommodation	Size M. Ft.	Description
Bedroom 2	3.3m x 2.5m 10'8" x 8'2"	
Bedroom 3	2.45m x 2.95m 8' x 9'7"	
Bedroom 4	3.45m x 3.2m 11'3" x 10'5"	
Outside		
Walled and gated front garden. Private rear garden and garage space to side.		



“The Home of High Standards”

Viewing strictly by appointment

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60 Gouldavoher Estate,
Dooradoyle,
Limerick.

Price
Region €210,000
Barrack House, O' Connell Avenue, Limerick. Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We are delighted to present for sale this spacious 4 bedroom semi detached family home in this mature residential suburb which is adjacent to the University Hospital Limerick, the Crescent Shopping Centre and a host of other amenities.

The bright spacious accommodation comprises of entrance hallway, living room, family room, kitchen, utility room, shower room, 4 bedrooms and bathroom.

Outside the property is further enhanced by mature and private front and rear gardens and a garage space to the side of the property, suitable for an extension subject to the necessary planning.

Special Features

- * Semi detached
- * Double glazed PVC windows
- * Oil fired central heating
- * Four bedrooms
- * Garage space to side
- * Off street parking
- * Large private rear garden
- * Close proximity to University Hospital, Limerick
- * Mature residential neighbourhood
- * BER: E2



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.65m x 3m 15'2" x 9'8"	Hardwood entrance door. Cloaks closet. Telephone point. Understairs storage.
Living Room	4.3m x 4.56m 14'10" x 14'10"	Marble fireplace with ornate Mahogany surround and marble hearth. Coving. TV point.
Family Room	4.95m x 3.25m 16'2" x 10'7"	
Downstairs Shower Room	2.3m x 2.38m 7'5" x 7'8"	Shower cubicle with Mire Sport electric shower. W.C. and wash hand basin.
Kitchen	4.15m x 2.88m 13'6" x 9'4"	Double drainer sink unit. Floor level presses. Plumbed for washing machine. Pantry unit.
Utility Room	3.7m x 1.55m 12'1" x 5'1"	Plumbed for washing machine. Door to rear garden.
Upstairs		
Landing		Hotpress with dual immersion.
Bathroom	1.45m x 1.75m 4'7" x 5'7"	Bath. Wash hand basin.
Separate W.C.	1.8m x 0.85m 5'9" x 2'8"	
Bedroom 1	4.25m x 3.5m 13'9" x 11'5"	Fitted wardrobes.