

Accommodation		
Accommodation	Size	
	M.	Ft.
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

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy



**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.