



**FOR SALE BY PRIVATE TREATY**

**32 GLENSIDE,  
ANNACOTTY,  
LIMERICK V94T9V0**

**PRICE: €320,000**

**BER C3**





## DESCRIPTION

No. 32 comprises of a semi detached 4 bedroom residence of c. 1,540 Sq. Ft. on a corner site. Internally this well presented property comprises of entrance hall, living room, family room, kitchen/breakfast room, utility room, guest W.C. on the ground floor while upstairs the property benefits from four well appointed bedrooms main ensuite and bathroom.

Outside there is a large walled mature landscaped front garden with off street parking. The property benefits from a gated side access to a good sized rear garden with patio area and garden shed.

Annacotty is one of Limerick's most sought after attractive suburbs with all the services and amenities this area has to offer from local shops to shopping centres, pubs to hotels, cafes to restaurants and extensive clubs and playing pitches for Rugby, Soccer, Hockey and GAA along with the renowned Castletroy Golf Course. There are excellent national and secondary schools in the area and of course the ever expanding University of Limerick with it's excellent academic reputation and outstanding amenities to include river walks, 50m pool, recently upgraded running track and of course now home to Munster rugby, all of which as an open university are available to the public. UL is adjoined by The National Technology Park with dozens of multinational companies on its 385 acres set in an impressive park land setting.

This location further benefits from nearby access to an excellent road network and public transport system into Limerick City Centre and beyond.

This property comprises of a very well located and well presented private home which is sure to appeal to purchasers. Early viewing is essential to fully appreciate all this fine home has to offer.





## SPECIAL FEATURES

- Good sized Semi detached c. 1,540 Sq. Ft.
- Mature gardens
- Four bedrooms
- Gas fired central heating
- Woodgrain PVC double glazed windows
- Stylish internal doors with brass fittings
- Walking distance to all amenities including shops, restaurants, schools, park etc.
- One of Limerick's most sought after developments
- The property is in excellent condition throughout

## ACCOMMODATION

### Ground Floor

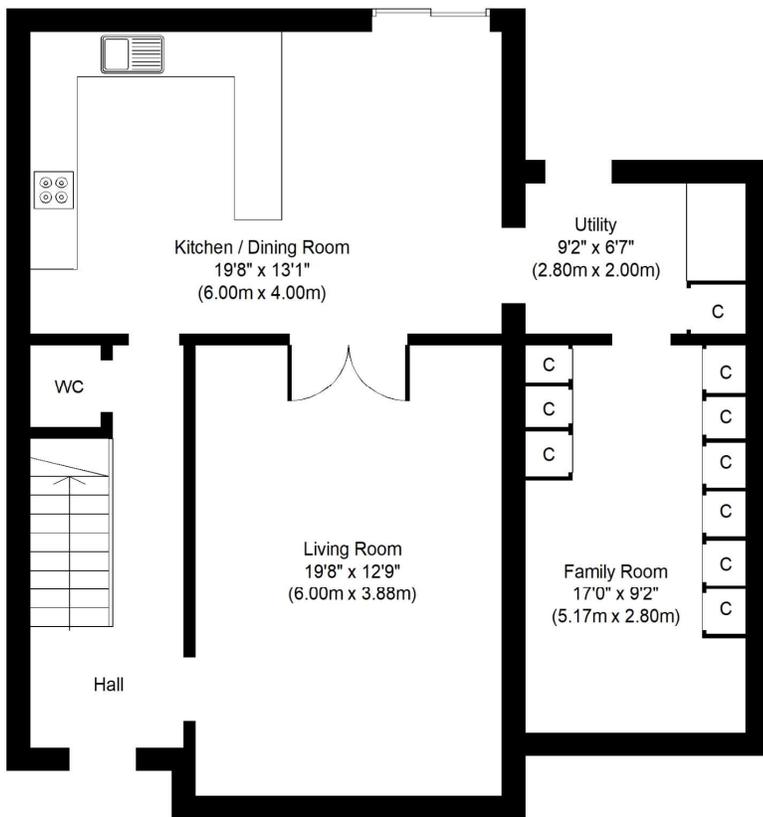
- Entrance Hall** 5.35m x 2.0m Hardwood entrance door. Solid timber floor.
- Guest W.C.** 2.40m x 1.1m Understairs Guest W.C. Wash hand basin.
- Living Room** 6.00m x 4.0m Open fireplace, timber surround and cast-iron insert. TV point. Solid timber flooring.
- Kitchen / Dining Room** 6.0m x 4.0m Fitted kitchen with an ample array of eye and floor level units. Four cutlery drawers. Stainless steel sink unit with mixer tap. Breakfast counter. Tiled splash back. Integrated extractor. Integrated dishwasher. Double glazed sliding patio doors to rear garden. Access to utility. Fully tiled floor.
- Utility Room** 2.8m x 2.0m Eye level units with upright storage press. Worktop space. Plumbed for washing machine. Vented for dryer. Access to rear garden. Tiled floor.
- Family Room** 5.17m x 2.8m With buckets of storage, this room would make an ideal lounge, office or playroom. Timber flooring.

### First Floor

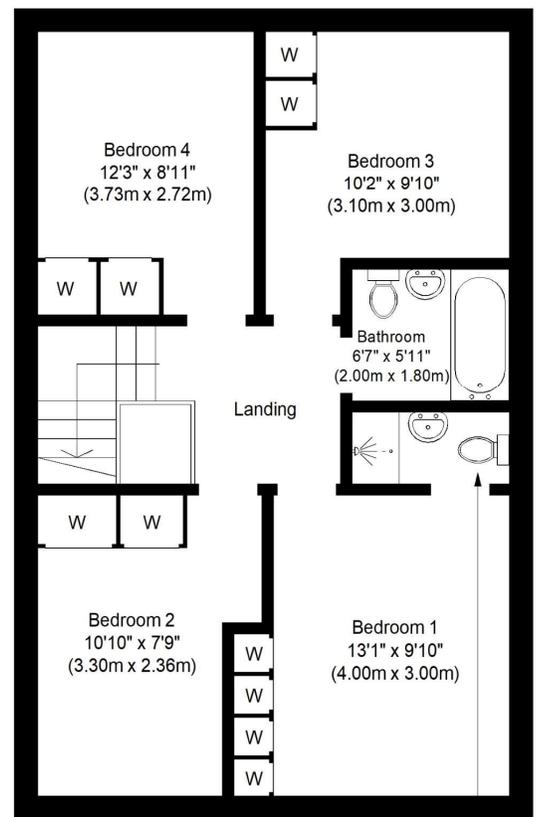
- Landing** Hotpress with dual immersion. Access to attic via Stira staircase. Stairs and landing fully carpeted.
- Bedroom 1** 4.00m x 3.00m Double built in wardrobes. Extra double wardrobe. Timber flooring.
- Ensuite** 2.00m x 1.00m Shower cubicle with Triton T90 SR electric shower. W.C. Wash hand basin. Partly tiled walls and tiled floor.
- Bedroom 2** 3.3m x 2.76m Fitted wardrobe. Timber flooring.
- Bedroom 3** 3.73m x 2.72m Fitted wardrobe. Timber flooring.
- Bedroom 4** 3.1m x 3.0m Fitted wardrobe and timber flooring.
- Bathroom** 2.00m x 1.80m Bath. W.C. Wash hand basin. Partly tiled walls and tiled floor. Triton T90 shower.

### Outside

Fully walled mature and landscaped front garden with off street parking. Side gate to rear garden with patio area and garden shed.



**Ground Floor**  
**Approximate Floor Area**  
**885 Sq. ft.**  
**(82.2 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**656 Sq. ft.**  
**(60.9 Sq. m.)**

**En-Suite**  
**6'7" x 3'3"**  
**(2.00m x 1.00m)**

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

€320,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## DIRECTIONS

On entering Glenside keep going straight to the T junction, take a left turn. The house is the second last house on the left.

## 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.