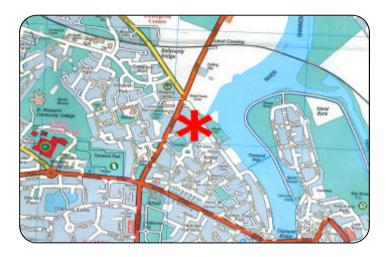
Outside

ully enclosed rear garden with raised deck area and garden shed. Outside tap and light. Fully flagged rear garden.

ront garden fully cobblelock with double wrought iron gates to driveway.



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 O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.





42 Smith O'Brien Avenue, Kileely, Limerick.

Price

Region €140,000

Barrack House, O' Connell Avenue, Limerick.

Tel 061 410410 Fax 061 4444443 Email decourcyodwyer@propertypartners.ie

On offer is this deceptively spacious three bedroom semi detached residence which is located adjacent to Thomond Park and only a stones throw from the city centre.

The well laid out extended spacious accommodation comprises entrance hallway, family room, living room, TV room, kitchen/dining room, utility room, bathroom and three bedrooms.

Outside the property is further complimented by a front garden with off street parking and rear garden.

Special Features

- * End of terrace
- * Double glazed windows
- * Three bedrooms
- * Four reception rooms
- * Two bathrooms
- TWO DAILINOUTIS
- * Private rear garden
- * Off street parking
- * Excellent decoration condition



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	2.86 m x 1.9 m 9'4" x 6'2"	PVC entrance door. Timber flooring. Understairs storage area. Waynescotting. Alarm point.
Family Room	2.9 m x 2.6 m 9'5" x 8'5"	
Living Room	4.2 m x 3.4 m 13'8" x 11'2"	Marble fireplace with gas coal effect fire inset. Coving. Recessed lighting. Timber flooring. Dimmer switch.
TV Room	2.7 m x 3.0 m 8'8" x 9'8"	
Kitchen/Dining Room	6.2 m 3.5 m 20'3" x 11'5"	Modern fitted kitchen with ample array of eye & floor level units, display cabinets, four cutlery drawers. Candy electric oven & Hotpoint five plate gas hob. Extractor fan. 1 1/2 bowl stainless steel sink unit with mixer tap. Fully tiled floor.
Utility Room	3.4 m x 2.3 m 11'2" x 7'5"	Timber flooring. Recessed lighting. Plumbed for washing machine.
Shower Room	2.0 m x 1.65 m 6'6" x 5'4"	Fully tiled shower cubicle with Triton T80i electric shower. WC Tiled floor.
Bathroom	3.14 m x 2.5 m	Corner bath unit with telephone shower attachment. WC Wash hand basin in vanity unit.
Bedroom 3	5.6 m x 2.5 m	Range of fitted wardrobes.
Upstairs		
Bedroom 1	3.7 m x 2.75 m 12'1" x 9'	
Bedroom 2	4.5 m x 2.77 m 14'8" x 9'1"	