

Outside

Fully walled and hedged front garden mainly laid to lawn with driveway. Gated side entranceway. Fully walled south facing rear garden with large patio area, borders with raised beds. Garden shed of block construction.



PRSA Licence 002371

Viewing strictly by appointment

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161 Georgian Village,
Old Cork Road,
Limerick.

Price

Region €150,000

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We are delighted to offer for sale this fantastic four bed semi which has recently been upgraded to include a superb kitchen, new windows, doors and floor coverings.

Located within close proximity to the city centre and all its amenities the bright, spacious and well laid out accommodation comprises of entrance hallway, living room, dining room, kitchen / breakfast room, four bedrooms and bathroom.

Outside the property is further enhanced with a south facing rear garden and front garden with off street parking.

Special Features

- * Semi detached
- * Double glazed windows
- * Alarm
- * Oil fired central heating
- * Cul de sac
- * 4 bedrooms
- * Newly installed modern kitchen.
- * South facing rear garden
- * 2 reception rooms
- * 5 minute drive from University of Limerick
- * BER Rating - D1



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hall	3.6m x 2.6m 11'8" x 8'5"	Alarm point. Understairs storage area. Woodgrain PVC entrance door.
Living Room	4.4m x 3.5m 14'4" x 11'5"	Coving. Marble fireplace. Mahogany surround and marble hearth. T.V. point. Opening to
Dining Room	3m x 3.9m 9'8" x 12'8"	Centrepiece and coving. Double glazed white PVC French doors to rear garden.
Kitchen	4.75m x 3.1m 15'6" x 10'2"	Modern fitted shaker style kitchen with array of eye and floor level units. Cutlery drawers. Pot drawers. Wine rack. Display shelves. Single drainer 1&1/2 bowl stainless steel sink unit with mixer tap. Belling electric oven. Four plate ceramic hob and extractor fan. Fully tiled floor. White PVC door to side and rear garden.
Upstairs		
Landing		Hotpress with dual immersion
Bedroom 1	3.9m x 3.36m 12'8" x 11'	Fitted wardrobe.
Bedroom 2	3.3m x 3.6m 10'8" x 11'8"	Fitted wardrobe.
Bedroom 3	2.8m x 2.65m 9'2" x 8'7"	
Bedroom 4	2.9m x 2.7m 9'5" x 8'8"	
Bathroom	1.85m x 1.95m 6'1" x 6'4"	Fully tiled bathroom suite. Bath with Moira Elite 2 electric shower. Glass shower door. W.C. and wash hand basin.