



FOR SALE BY PRIVATE TREATY

**NO. 18 THE CONIFERS,
BRIARFIELD,
CASTLETROY,
LIMERICK V94H42T**

PRICE REGION: €450,000

BER B3



DESCRIPTION

Property Partners de Courcy O Dwyer are pleased to introduce to the market this stunning five bedroom semi detached property of c. 155.75 Sq. M. 1,677 Sq. Ft. which was completely renovated in 2019 and is located within close proximity to the University of Limerick, National Technological Park and a host of local services and amenities to include Castletroy town centre, Kilmurray Hotel etc.

The accommodation of this high standard finished property comprises of entrance hallway with a guest W.C., living room, kitchen/dining room and two bedrooms main ensuite on the ground floor. Upstairs there are a further three bedrooms one ensuite and main bathroom.

The property is further complimented with a private and graveled maintenance free large rear garden, a front garden with cobblelock driveway and a large side entrance way of c. 3m in width.

It is our opinion that this property would make for a fine family home or indeed a shrewd investment as it is located close to the University of Limerick.

A viewing of this property is highly recommended.





SPECIAL FEATURES

Semi detached
 Double glazed windows
 Zoned heating - new boiler and solar heating system 2019
 Alarm System
 Exceptional condition throughout
 All contents included
 Fully rewired in 2019
 New plumbing and sanitary ware throughout 2019
 New flooring throughout 2019
 Superfast broadband
 Large maintenance free rear garden
 Grohe bathroom fittings
 Boarded out attic
 Walls insulated

ACCOMMODATION

- Entrance Hallway**

New black composite entrance door. Laminate floor. Under stairs storage. Alarm point. Zone heating panel.
- Guest W.C.**

W.C. Wash hand basin. Tiled floor. Part tiled walls.
- Living Room**

Laminate timber floor. TV point. Bay window. Electric fire. Mounted wall radiator.
- Kitchen / Dining Room**

Modern fitted kitchen fitted in 2019 with array of floor level units and fitted presses. Breakfast counter. Indesit electric double oven and four plate ceramic hob. Extractor fan. Single drainer Belfast style sink unit with mixer tap. Work top space with tiled splash back. Plumbed for washing machine. Condenser dryer. New door to rear garden.
- Bedroom 1**

Laminate timber flooring. Free standing wardrobe. Chest of four drawers. Study table and chair.
- Ensuite**

Fully tiled shower cubicle. W.C., W. H. B. Tiled floor. Part tile walls. Extractor fan. Recessed lights. Shower with double head.
- Bedroom 2**

Laminate timber flooring. Free standing wardrobe. Chest of drawers. Study table and chair.
- Upstairs**

Access to fully boarded attic space.
- Bathroom**

Bath with double head shower unit. Glass shower door. Bath tiled surround. W.C. Free standing wash hand basin. Fitted shelving. Recessed lights. Wall mounted heated towel rail.
- Bedroom 3**

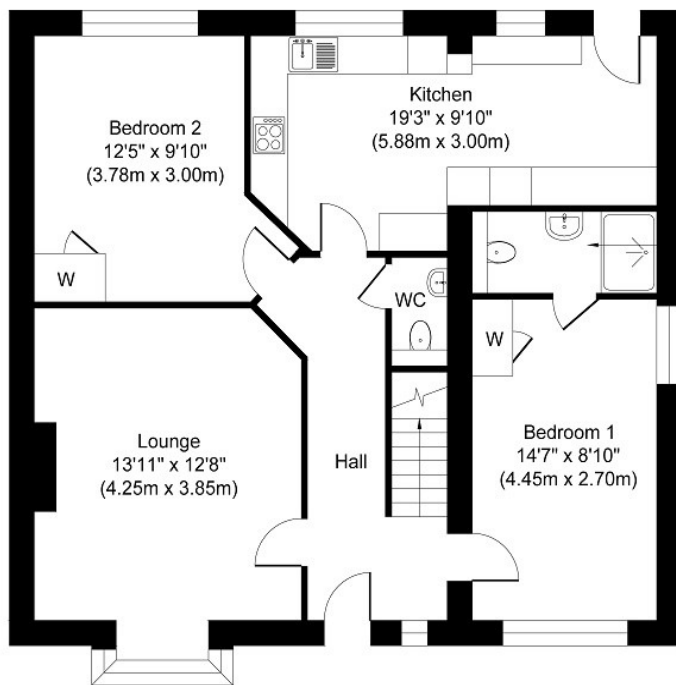
Laminate timber floor. Free standing wardrobe. Chest of drawers. Study table and chair.
- Bedroom 4**

Laminate timber floor. Free standing wardrobe. Chest of drawers. Study table and chair.
- Ensuite**

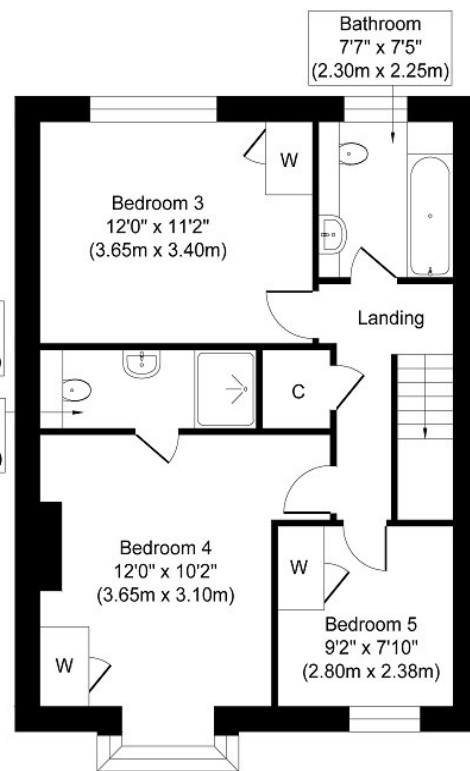
Fully tiled shower cubicle with double head shower. Free standing wash hand basin. W.C. Fitted shelving. Recessed light. Tiled floor. Part tiled walls. Heated towel rail.
- Bedroom 5**

Laminate timber flooring. Free standing wardrobe. Study table and chair.
- Outside**

Front garden part lawned. Part cobblelock driveway. Gated side entrance way. Private rear garden which has been entirely covered with pea gravel. Outside tap. Side entrance way is 3m in width.



Ground Floor
Approximate Floor Area
1006 sq. ft
(93.42 sq. m)



Ground Floor
Approximate Floor Area
671 sq. ft
(62.32 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

€450,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google Map: V94H42T

Contact Agent

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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.