



FOR SALE BY PRIVATE TREATY

**150 GLANNTAN,
GOLF LINKS ROAD,
CASTLETROY,
LIMERICK V94HFK8**

PRICE: €315,000

BER B3



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this fantastic three bedroomed semi detached home presented in excellent condition throughout by its current owners.

Internally this well presented home comprises of entrance hallway, living room, kitchen / dining room, utility, guest w.c., three bedrooms main ensuite and bathroom.

Outside the property is further complimented by a stunning private and well stocked rear garden with raised patio area and a front garden which has a tarmacademed driveway for two cars.

Castletroy is one of Limericks most sought after and 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 its excellent academic reputation and outstanding amenities to include river walks, 50m pool, running track and of course the new home to Munster Rugby. The location further benefits from nearby access to an excellent road network and public transport system into Limerick City Centre and beyond.



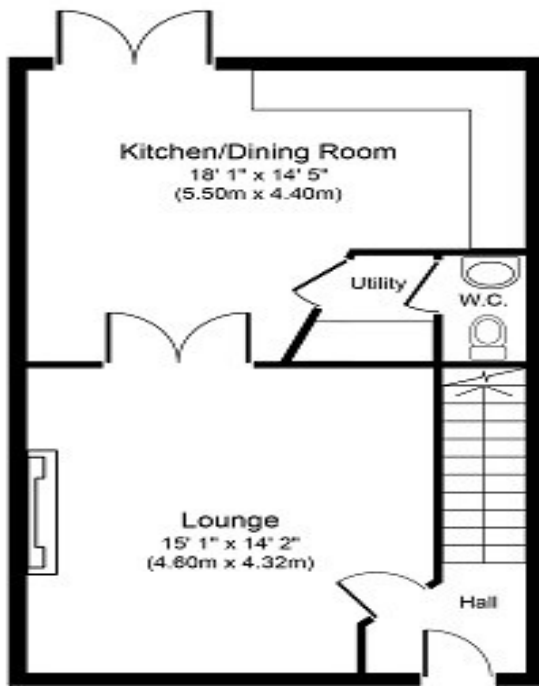


SPECIAL FEATURES

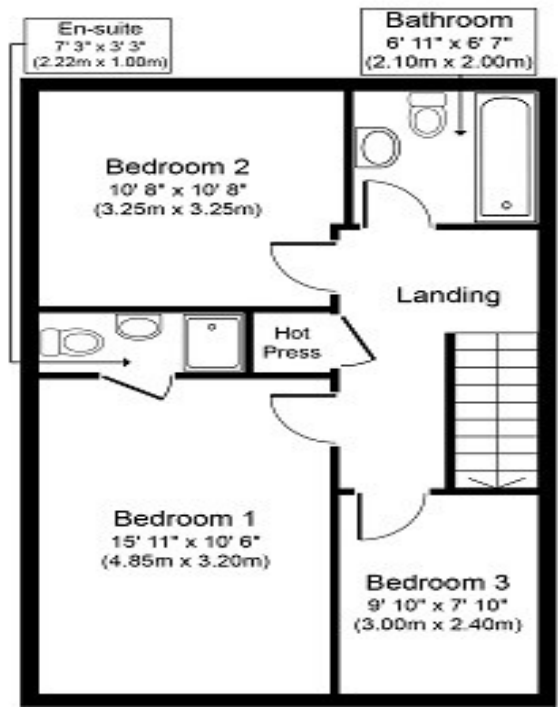
- B rated to qualify for green mortgage
- Semi detached
- Gas fired central heating
- Alarm
- Double glazed windows
- Overlooking green area to the front
- Private rear garden with sunny evening aspect
- Excellent location
- Ensuite
- Utility Room
- Guest W.C.
- Off street parking
- Professionally designed gardens

ACCOMMODATION

- **Entrance Hall** Hardwood entrance door with frosted leaded glass side panels. Tiled floor. Telephone point. Alarm.
- **Living Room** Feature fireplace with gas coal effect fire and marble hearth. Solid oak flooring. Bay window. Coving. TV point. Double doors leading to...
- **Kitchen / Dining Room** Modern fitted kitchen with ample array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit. Indesit electric oven and four plate ceramic hob. Extractor fan. Recessed lighting. Tiled floor. Double glazed french doors to rear garden.
- **Utility Room** Plumbed for washing machine and dryer. Eye level units. Tiled floor.
- **Guest W.C.** W.C. Wash hand basin. Extractor fan. Tiled floor.
- **Upstairs** Newly laid carpet.
- **Landing** Hotpress with dual immersion. Access to the attic via Stira staircase.
- **Bedroom 1** Range of fitted wardrobes and overhead presses.
- **Ensuite** Fully tiled shower cubicle with Triton T90 XR electric shower. W.C. Wash hand basin. Tiled floor. Extractor fan.
- **Bedroom 2** Fitted wardrobes.
- **Bedroom 3** Fitted sliderobes with mirrored front.
- **Bathroom** Bath with Triton T90 XR electric shower and glass shower door. W.C. Wash hand basin. Extractor fan. Tiled floor.
- **Outside** Front garden part walled part hedged. Tarmacademed driveway for two cars. Border areas planted with shrubs. Side entrance with wrought iron gate. Superb fully enclosed private professionally designed rear garden, part lawned, tiled patio space, raised borders planted with a variety of shrubs and trees and water fountain.



Ground Floor
Approximate Floor Area
538 sq. ft.
(50.0 sq. m.)



First Floor
Approximate Floor Area
538 sq. ft.
(50.0 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. 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

€315,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google Map: V94HFK8

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.