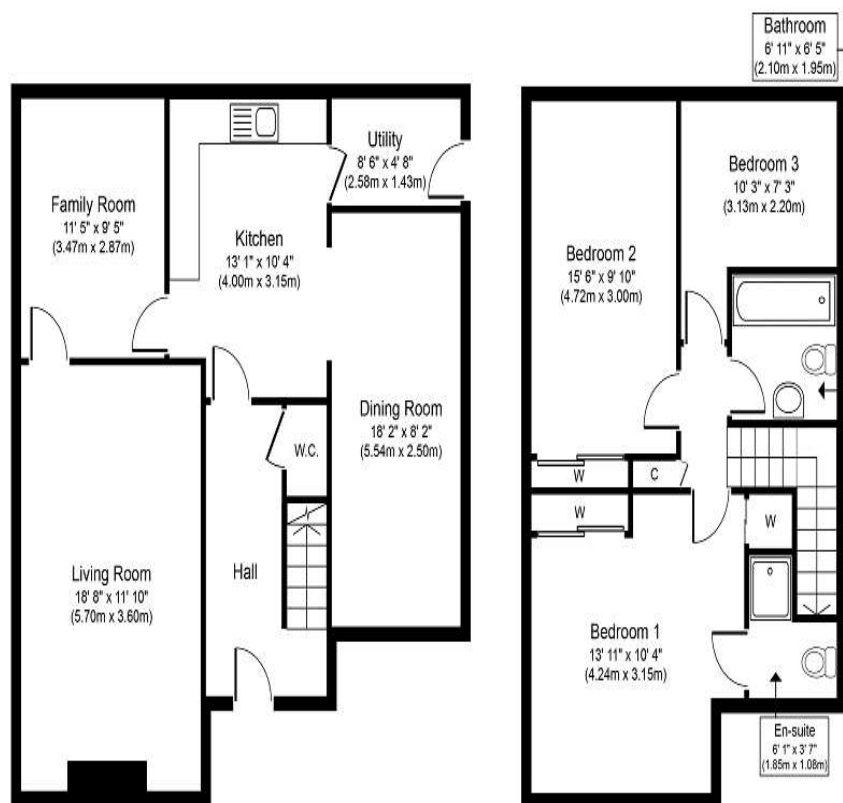


Outside

Fully enclosed rear garden mainly laid to lawn. Barna shed. Gated side entrance way. Front garden with part lawn area and part tarmacadamed driveway.



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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Viewing strictly by appointment

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**18 Greenview Close
Glencairn,
Dooradoyle, Limerick.**

Price

Region €250,000

Barrack House, O' Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

A superb opportunity arises to acquire this spacious three bedroom semi detached residence located in this highly desirable residential suburb which is positioned close to a host of amenities to include Schools, The Crescent Shopping Centre, Raheen Business Park and just a short drive to Limerick City Centre.

The bright and spacious accommodation comprises of entrance hall-way, guest WC, living room, family room, kitchen, dining room, three bedrooms (main ensuite) and bathroom.

Outside there are front and rear gardens and off street parking.

Special Features

- * Semi detached
- * Double glazed windows
- * Gas fired central heating
- * Alarm
- * Three double bedrooms
- * Ensuite
- * Spacious accommodation
- * BER rating - TBC



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hall	2.5 m x 3.9 m 8'2" x 12'7"	Hardwood entrance door with frosted & leaded glass inset. Tiled floor. Telephone point. Alarm. Centre piece.
Guest W.C.	0.83 m x 1.2 m 2'7" x 3'9"	W.C. Wash hand basin. Extractor fan. Tiled floor.
Living Room	5.7 m x 3.6 m 18'7" x 11'8"	Open cast iron fireplace. Solid oak flooring. Centre piece & covings. Bay window. TV point.
Family Room	3.47 m x 2.87 m 11'3" x 9'4"	Double glazed sliding patio door to rear garden.
Kitchen	3.15 m x 4 m 10'3" x 13'1"	Modern fitted shaker style maple kitchen with an array of eye & floor level units, four cutlery drawers. Integrated Bosch dishwasher. Single drainer stainless steel sink unit with mixer tap. Extractor Fan. Tiled floor.
Dining Room	5.54 m x 2.5 m 18'7" x 8'2"	TV Point. Solid oak flooring.
Utility Room	2.68 m x 1.43 m 8'7" x 4'6"	Plumbed for washing machine. Vented for dryer. Tiled floor. Eye level presses. Door to rear garden.
Bathroom	2.1 m x 1.95 m 6'8" x 6'3"	Bath with Mira Elite QT electric shower. Jacuzzi bath. WC. Wash hand basin. Fully tiled walls & floor.
Bedroom 1	4.2 m x 3.1 m 13'7" x 10'1"	Range of fitted wardrobes. TV point.
Ensuite	1.85 m x 1.08 m 6'0" x 3'5"	Shower cubicle with Mira Elite electric shower. WC. Wash hand basin. Part tiled walls. Fully tiled floor.
Bedroom 2	4.72 m x 3 m 15'4" x 9'8"	Range of fitted wardrobes.
Bedroom 3	3.13 m x 2.2 m 10'2" x 7'2"	Fitted wardrobes.