



FOR SALE BY PRIVATE TREATY

**506 ASH CLOSE,
ELM PARK,
CASTLETROY,
LIMERICK V94D8WN**

PRICE: €240,000

BER D1



DESCRIPTION

We are delighted to be offering for sale this very well presented four bedroomed semi detached property located in a quiet cul de sac within Elm Park. The subject property is located directly opposite the University of Limerick (UL) and close to the National Technology Park (NTP).

The property also benefits from being within close proximity to all local services and amenities along with extensive public transport.

Internally the property is in very good condition throughout and has been significantly upgraded in recent years to include Kingspan insulation throughout, double glazed PVC windows, alarm, kitchen units, built in wardrobes etc.

Externally the property benefits from a good parking area to the front with a mature, very private rear garden to include two garden sheds.





SPECIAL FEATURES

Gas fired central heating

Double glazed PVC windows

Four bedrooms

Upgraded wardrobes in the bedrooms

Upgraded kitchen units

Internal Kingspan insulation

Directly opposite University of Limerick

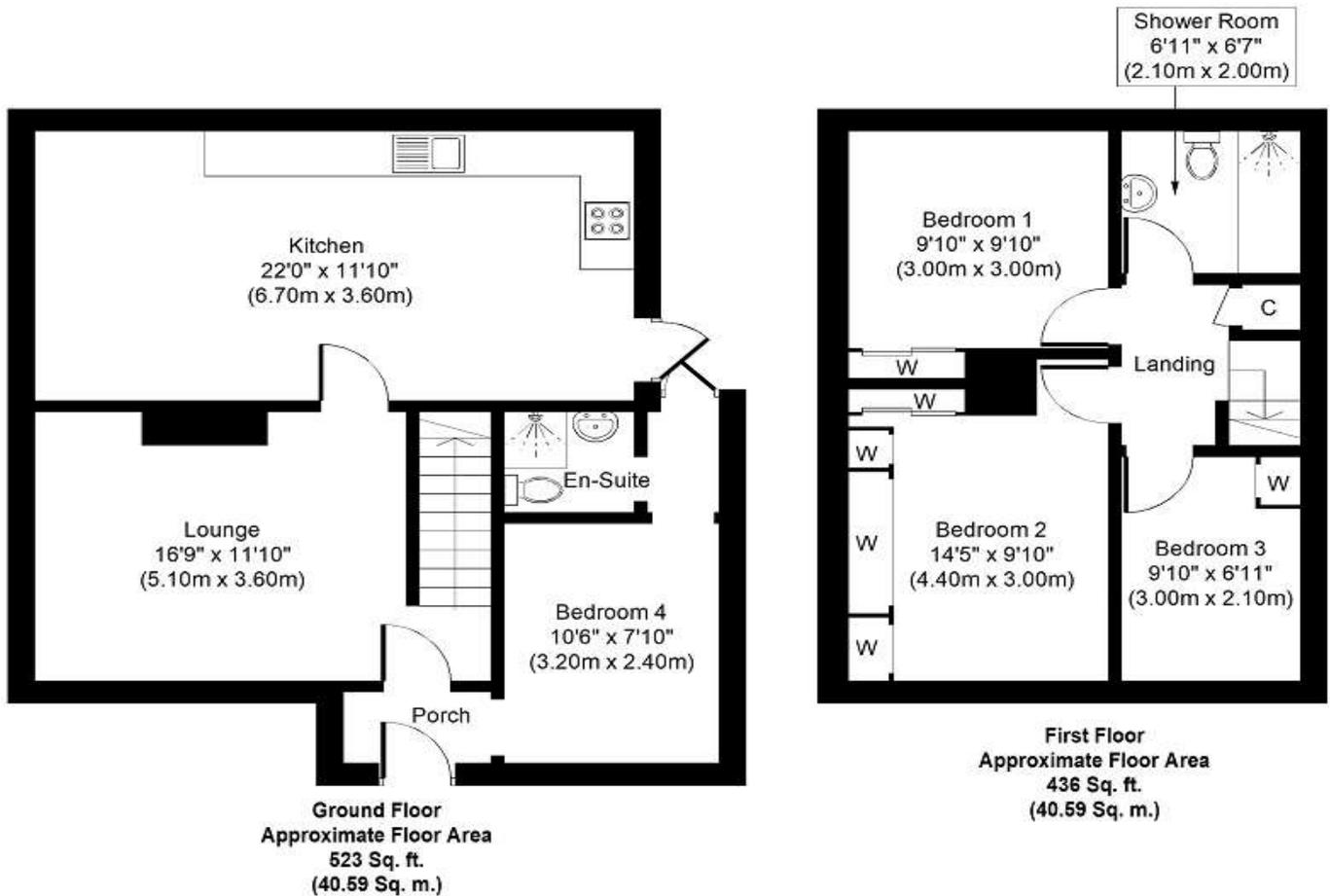
Built in washing machine and dishwasher

Standard features included will include the carpet, curtains, blinds, electric light fittings, oven, hob and extractor fan where applicable while all loose fittings will be removed prior to the sale closing (except American style fridge)

ACCOMMODATION

- Entrance Hall
- Living Room
- Bedroom 1 & Ensuite
- Kitchen/ Breakfast Room Area
- 1st Floor
- Bedroom 1 Built in wardrobes.
- Bedroom 2 Extensive built in wardrobes.
- Bedroom 3 Built in wardrobe.
- Shower Room Fully tiled. W,C. W.H.B. Double size shower unit.





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

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DIRECTIONS

Google Map V94D8WN

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

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.