



FOR SALE BY PRIVATE TREATY

**ROSSHILL,
54 DE VALERA PARK,
THOMONDGATE,
LIMERICK V94TKW4**

PRICE: €150,000

BER D2



DESCRIPTION

We are delighted to present for sale this spacious three bedroom property in this ever popular estate located just off Sexton Street North, adjacent to Thomond Park and within walking distance of the city centre and all its amenities.

The spacious accommodation comprises of entrance hallway, sitting room, living room, kitchen, three bedrooms and shower room.

Outside the property has a front garden, large side garden and rear garden with pedestrian access to lane.

A viewing is highly recommended.



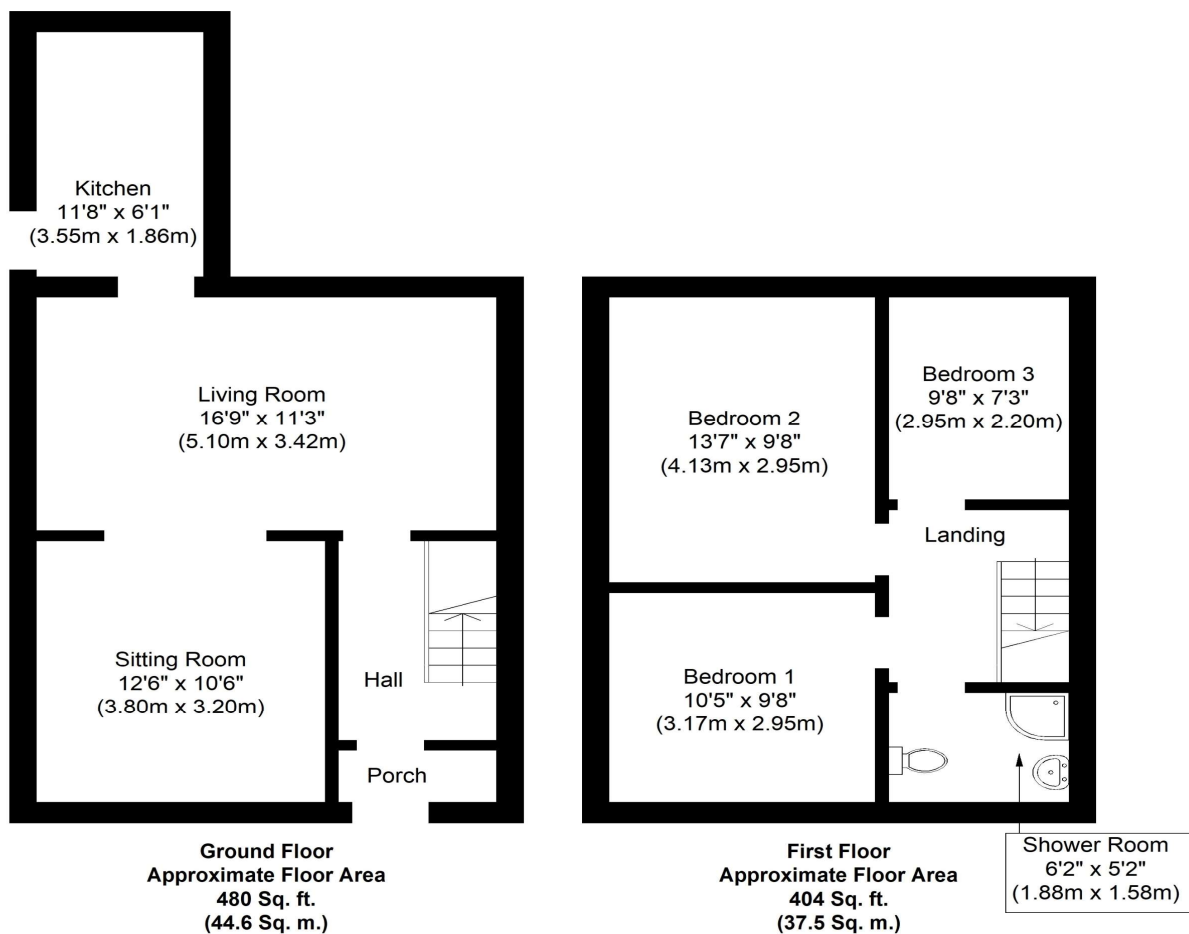


SPECIAL FEATURES

- End terrace
- Double glazed windows
- Gas fired central heating
- Modern fitted shower room
- Spacious accommodation
- Excellent location
- Adjacent to Thomond Park
- Large side garden with development potential subject to PP

ACCOMMODATION

- **Entrance Porch** Double glazed PVC sliding storm porch door. Porch light.
- **Entrance Hallway** Hardwood entrance door. Parquet flooring.
- **Sitting Room** Double doors to...
- **Living Room** Feature fireplace with gas coal effect fire inset. Fitted presses and display cabinets. Centre piece coving. TV point. Double glazed sliding patio door to rear garden.
- **Kitchen** Array of eye level units. Single drainer stainless steel sink unit. Plumbed for washing machine. Tiled floor. Door to rear garden.
- **Upstairs**
- **Shower Room** Shower with Triton T90 Z electric shower. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor.
- **Bedroom 1** Coving.
- **Bedroom 2**
- **Bedroom 3** Coving.
- **Outside** Walled front garden with pedestrian gate access. Front garden has mature hedges to both sides and a variety of shrubs and plants. Gated side entrance way. Extra large side garden with potential to extend subject to planning permission. Walled rear garden. Patio area. Pedestrian access to rear lane.



PRICE

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VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Google Map - V94TKW4

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.