



**FOR SALE BY PRIVATE TREATY**

**NO. 61 WILLOW GROVE,  
OLD CORK ROAD,  
LIMERICK V94HC8K**

**PRICE: €365,000**

**BER C1**





## DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this substantial five bedroomed semi detached extended property located on the old Cork Road just a short distance from Limerick city and all it's amenities. With the property's current layout there is potential for the discerning purchaser to have a separate income coming from the self contained one bedroomed annex with kitchen and shower room.

Overall the bright airy and spacious accommodation which is presented in meticulous condition comprises of entrance hallway, living room, kitchen/dining room, bedroom 5, kitchen and shower room. Upstairs there are four further bedrooms main ensuite and bathroom.

Outside the property is further complimented with walled front and rear gardens and the rear garden has a southwest facing aspect and a garden shed of block construction.

A viewing of this property is highly recommended.



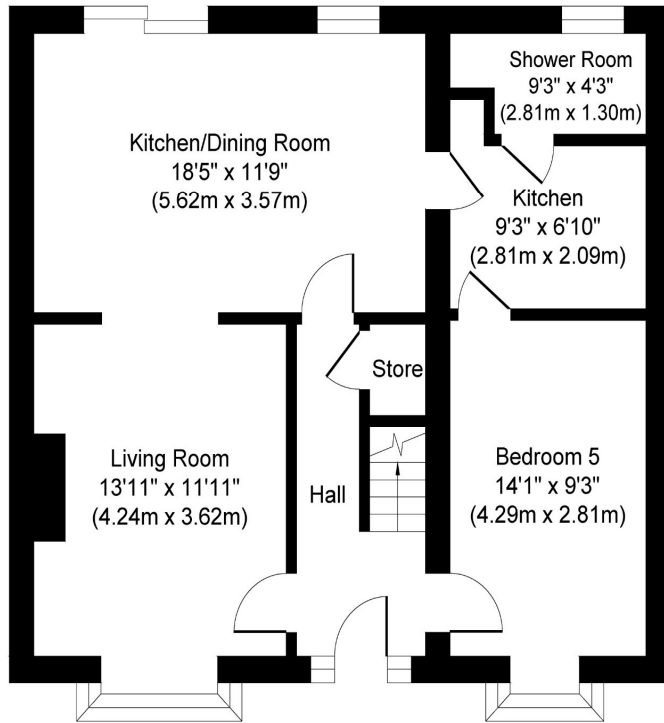


## SPECIAL FEATURES

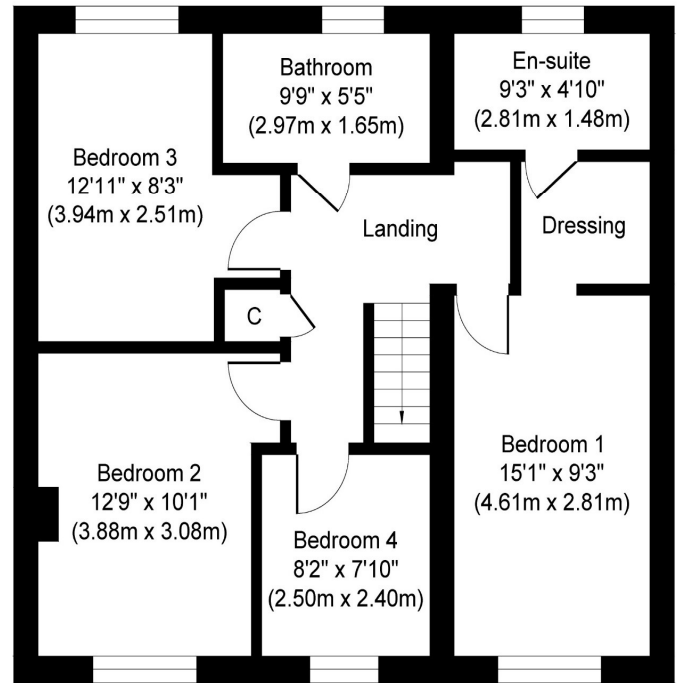
Semi detached  
Five bedrooms  
Three bathrooms  
Gas fired central heating  
Double glazed windows  
Potential home income  
South west facing rear garden  
Excellent condition  
All amenities close by  
Cul de sac

## ACCOMMODATION

- **Entrance Hall** Hardwood entrance door. Laminate timber flooring. Radiator cover. Under stairs storage unit.
- **Living Room** Solid fuel stove. Laminate flooring. Bay window. TV point.
- **Kitchen / Dining Room** Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Four plate gas hob. Electric oven. Fully tiled floor. Double glazed sliding patio door to rear garden.
- **Bedroom 5** Bay window. Laminate floor.
- **Kitchen** Modern fitted hand painted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Fully tiled floor.
- **Shower Room** Triton Trans electric shower. W. C. Wash hand basin in vanity unit. Fully tiled walls and floor. Recessed lighting. Heated towel rail.
- **Upstairs**
- **Landing** Hot press with dual immersion. Access to attic via Stira staircase.
- **Bedroom 1** Laminate flooring. Walk in wardrobe with sliding mirrored wardrobe doors.
- **Ensuite** Shower cubicle with Mira Elite SE electric shower. W. C. Wash hand basin in vanity unit. Plumbed for washing machine. Fully tiled walls and floor.
- **Bedroom 2** Laminate flooring.
- **Bedroom 3** Laminate flooring.
- **Bedroom 4** Laminate flooring.
- **Bathroom** Corner bath with telephone shower attachment. W. C. Wash hand basin in vanity unit. Fully tiled walls and floor. Alcove set back with recessed lighting.
- **Outside** Fully walled front garden with gated access to concrete drive way. Border areas planted with mature trees, shrubs and plants. Fully walled south west facing rear garden. Garden shed of block construction.



**Ground Floor**



**First Floor**

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

€365,000.

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## DIRECTIONS

Google Map: V94HC8K

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

**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.