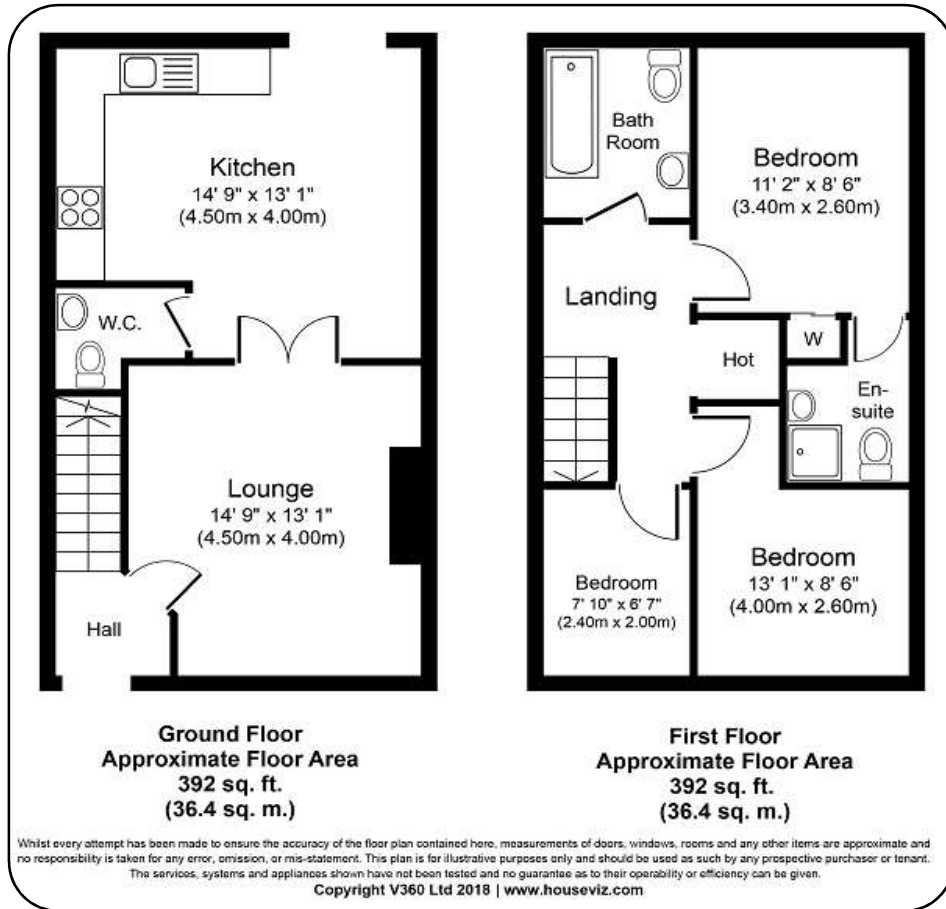


Outside

Off-street parking to the front with cobbled drive. Gated side access to private rear garden with patio area and garden shed.



"The Home of High Standards"

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

**PROPERTY
PARTNERS**

DE COURCY O'DWYER

FOR SALE

**No. 43
Caisleann na hAbhainn,
Castletroy,
Co. Limerick.**



Price Guide:

Region €175,000

Barrack House, O' Connell Avenue, Limerick.

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

PSRA Licence No.: 002371

We are delighted to bring this well presented, 3 bedroomed semi detached property to the market. The property is well located on the Groody Link Road, a short distance from the University of Limerick, The National Technology Park and a host of services and amenities.

Internally the property is in good condition throughout. Externally there is off-street car parking to the front with a gated side access to the rear garden area.

SPECIAL FEATURES

- * Semi detached
- * Gas fired central heating
- * Double glazed PVC windows
- * 3 bedrooms
- * Close proximity to the University of Limerick & The National Technological Park
- * Ideal family home or investment property
- * Floor area approx. 800 Sq. Ft.
- * BER
- * First floor - Tongue & Grooved flooring throughout



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hall		
TV Room	4 m x 3.8 m	Fireplace. Timber floor effect. Double doors to
Kitchen / Dining area	4.5 m x 4 m	Built- in wall and floor units. Tiled splashback area. Tiled floor. Patio door to back garden.
Utility Room & Guest WC		WC and Wash hand basin.
Upstairs		
Bathroom	2 m x 2 m	Bath with electric shower. W.C. and wash hand basin. Fully tiled.
Bedroom 1 Ensuite	2.3 m x 3.4 m	Built in wardrobes.
Bedroom 2	3.6 m x 2.75 m	Built in wardrobes.
Bedroom 3	2 m x 2.4 m	