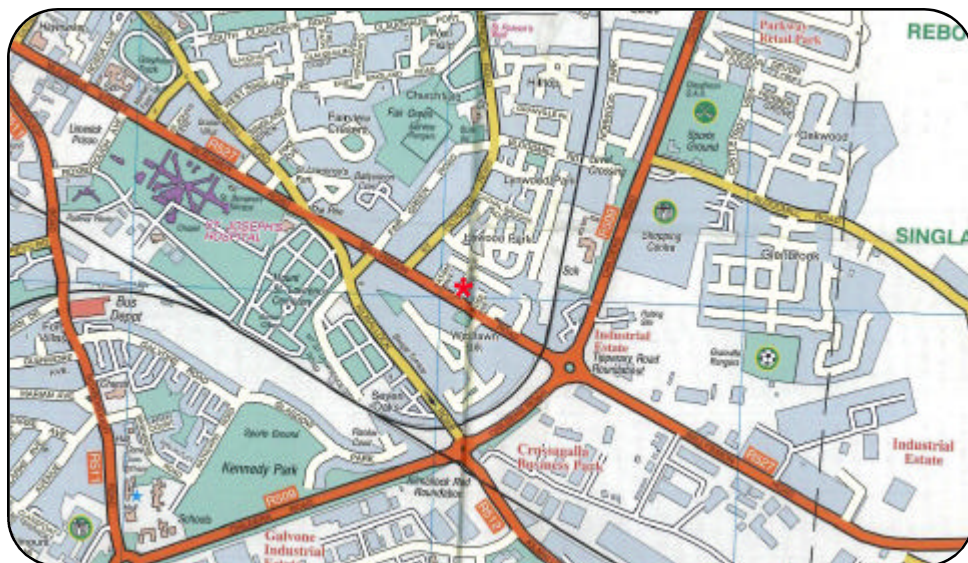


Outside

Walled and railed front garden, mainly laid to lawn with tarmacadamed driveway.

Private South facing fully enclosed rear garden, mainly laid to lawn. Boiler house. Garden shed. Outside tap. Sensor light. Gated side entrance way.



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.



**1 St. Judes Avenue,
Ballysimon Road,
Limerick.**

Price

Region €155,000

Barrack House, O' Connell Avenue, Limerick.

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

We are delighted to offer for sale this quaint bungalow which is positioned just off the main Ballysimon Road, close to many amenities and within a short distance of the city centre.

The property which benefits from high ceilings comprises of entrance hallway, living room, family room, kitchen, dining room, two bedrooms and shower room.

The property is further enhanced by a private seclude south facing rear garden and a fully railed and walled front garden with off street parking.

Viewing is highly recommended.

Special Features

- * Bungalow
- * Two bedrooms
- * Close proximity to city centre
- * Adjacent to schools & bus routes
- * Superb private rear garden
- * High ceilings
- * Driveway
- * Kitchen/dining room extension



| Accommodation | | | |
|------------------|---------------------------------|-----|--|
| Accommodation | Size | | Description |
| | M. | Ft. | |
| Entrance Porch | | | Sliding storm porch door. Porch light. |
| Entrance Hallway | 4.73 m x 1.07 m 15'5" x 3'5" | | Dado rail. Large bay window. Opening to... |
| Family Room | 3.8 m x 4.0 m 12'5" x 13'1" | | Feature marble fireplace. Fitted presses. TV point. Door to... |
| Dining Room | 4.26 m x 2.24 m 14" x 7'4" | | |
| Kitchen | 2.25 m x 2.12 m 7'4" x 6'9" | | Modern fitted kitchen with array of eye & floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splash back area. Extractor fan. |
| Bedroom 1 | 3.7 m x 3.95 m 12'1" x 13' | | Range of fitted wardrobes. Overhead presses. Vanity unit. Drawers. Large bay window. |
| Bedroom 2 | 3.4 m x 3.25 m 11'2" x 10'7" | | Fitted wardrobes. |
| Shower Room | 2.08 m x 1.8 m 6'8" x 5'9" | | Shower cubicle with Triton T90xr electric shower. WC. Wash hand basin in vanity unit. Tiled floors. Part tiled walls. |