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**No. 13 Carabullawn,
Lower Park, Corbally,
Limerick.**

We are delighted to introduce for sale this magnificent 4/5 bed detached modern family home located in Lower Park, Corbally adjacent to the City Centre and all its amenities.

The meticulously kept home by its current house proud owners comprises of entrance hallway, living room, family room, kitchen / dining room, utility room, guest w.c., 4 bedrooms (main with ensuite), bathroom and 5th bedroom converted to dressing room.

The property is further complimented by a fully walled private rear garden which has been nicely landscaped and a walled front garden with cobble lock driveway for 2 cars.

A viewing of this property is highly recommended.

Price

Region €240,000

**Barrack House, O'Connell Avenue, Limerick
Tel 061 410410 Email decourcyodwyer@propertypartners.ie**

Accommodation

Accommodation	Size	Description
Entrance Hallway	4.7m x 1.95m 15'4" x 6'4"	Hardwood entrance door with frosted, leaded and stained glass insets. Solid oak flooring. Telephone point. Alarm point. Understairs storage area. Radiator cover. Centre piece and coving.
Living room	5.4m x 3.95m 17'7" x 12'9"	Stunning cast iron open fireplace with ornate creative inset and surround. Marble hearth. Recessed lighting. Dimmer switches. T.V. point. Large bay window. Double doors to Kitchen / Dining room.
Family Room	4.85m x 3m 15'9" x 9'8"	Centre piece and coving. T.V. point. Solid oak flooring.
Kitchen / Dining Room	5.98m x 3.85m 19'6" x 12'6"	Modern fitted solid oak kitchen with an array of eye and floor level units, cutlery drawers, display cabinets, open shelving, wine rack and carved extractor unit. Single drainer 1 & 1/2 bowl stainless steel sink unit with mixer tap and tiled splash-back area. Integrate Neff dishwasher. Breakfast counter with recessed bay for stools. Chinese slate floor in the kitchen area and solid oak flooring in the dining area. Recessed lighting. Double glazed sliding patio door to rear garden. T.V. point.
Utility Room / Guest w.c.	2.88m x 3m 9'4" x 9'8"	Plumbed for washing machine. Vented for dryer. Single drainer stainless steel sink unit with mixer tap. Floor level units. Gas boiler. Door to guest wc. Toilet & wash hand basin. Tiled floor. White aluminium door with frosted glass inset to rear garden.



Upstairs

Accommodation	Size	Description
Landing		Hotpress with dual immersion. Recessed lighting. Access to fully floored and insulated attic via Stira staircase.
Bathroom	2.2m x 1.75m 7'2" x 5'7"	Bath with Triton T90 Z electric shower. Folding shower door. W.C. and wash hand basin. Fully tiled walls and floor. Recessed lighting.
Master Bedroom Ensuite Shower Room	5.35m x 3.4m 17'6" x 11'2" 1.95m x 1.9m 6'4" x 6'4"	T.V. point. Telephone point. Shower cubicle with Triton T90i electric shower. Fully tiled shower cubicle. W.C. and wash hand basin.
Dressing Room / Formerly bedroom 5	2.9m x 2.25m 9'5" x 7'4"	Timber flooring. Recessed lighting. Open shelving. Wardrobes and a number of drawers.
Bedroom 2	3.2m x 3.75m 10'5" x 12'3"	T.V. point. Tongue and groove sanded and varnished floor.
Bedroom 3	3.5m x 3m 11'5" x 9'8"	Tongue and groove sanded and varnished floor. T.V. point.
Bedroom 4	3.2m x 3m 10'5" x 9'8"	Telephone point.

Special Features

- * Detached
- * Double glazed windows
- * GFCH
- * Alarm
- * Cul-de-sac
- * Stunning decorative condition throughout
- * Solid Oak flooring downstairs
- * Chinese slate flooring in kitchen
- * Utility room
- * Guest w.c.
- * Four bedrooms
- * Dressing room
- * Ample car spacing to front
- * BER RATING: B3
- * New gas boiler
- * Property has been insulated with all external walls further insulated and the attic floor boards have been raised to provide double insulation.

Outside

Fully walled front garden with opening to cobble lock driveway for 2 cars. Part lawned area. Raised borders with a variety of maturing plants and shrubs. Gated side entrance way to both sides. Fully walled private rear garden. Part lawned. Extensive cobble lock patio area. Raised borders with railway sleeper fronts and brick fronting with maturing hedgegrow, plants and shrubs. Outside tap and light. 9 x 10 steel tech shed with power electricity sockets and lights and concrete foundation. Side passageway enclosed with power and lighting.



PRSA Licence 002371

Viewing strictly by appointment

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