



**FOR SALE BY PRIVATE TREATY**

**NO. 10 LANSDOWNE GARDENS,  
ENNIS ROAD,  
LIMERICK V94RYY2**

**PRICE: €395,000**

**BER EXEMPT**





## DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to be favoured with the instruction of this fine three bed roomed semi detached extended property located at the start of a cul de sac avenue just off the Ennis Road and within close proximity to the city centre and all its amenities.

The bright spacious and well laid out accommodation comprises of entrance hallway, living room, sitting room, kitchen, dining room, utility room / guest W.C., three bedrooms and a bathroom.

Outside the property is further complimented with a south west facing rear garden, front garden with off street parking and a very large side garden / corner site offering the purchaser an opportunity to extend the existing house or potentially a development opportunity subject to all the necessary planning permissions.

A viewing of this house is highly recommended.





## SPECIAL FEATURES

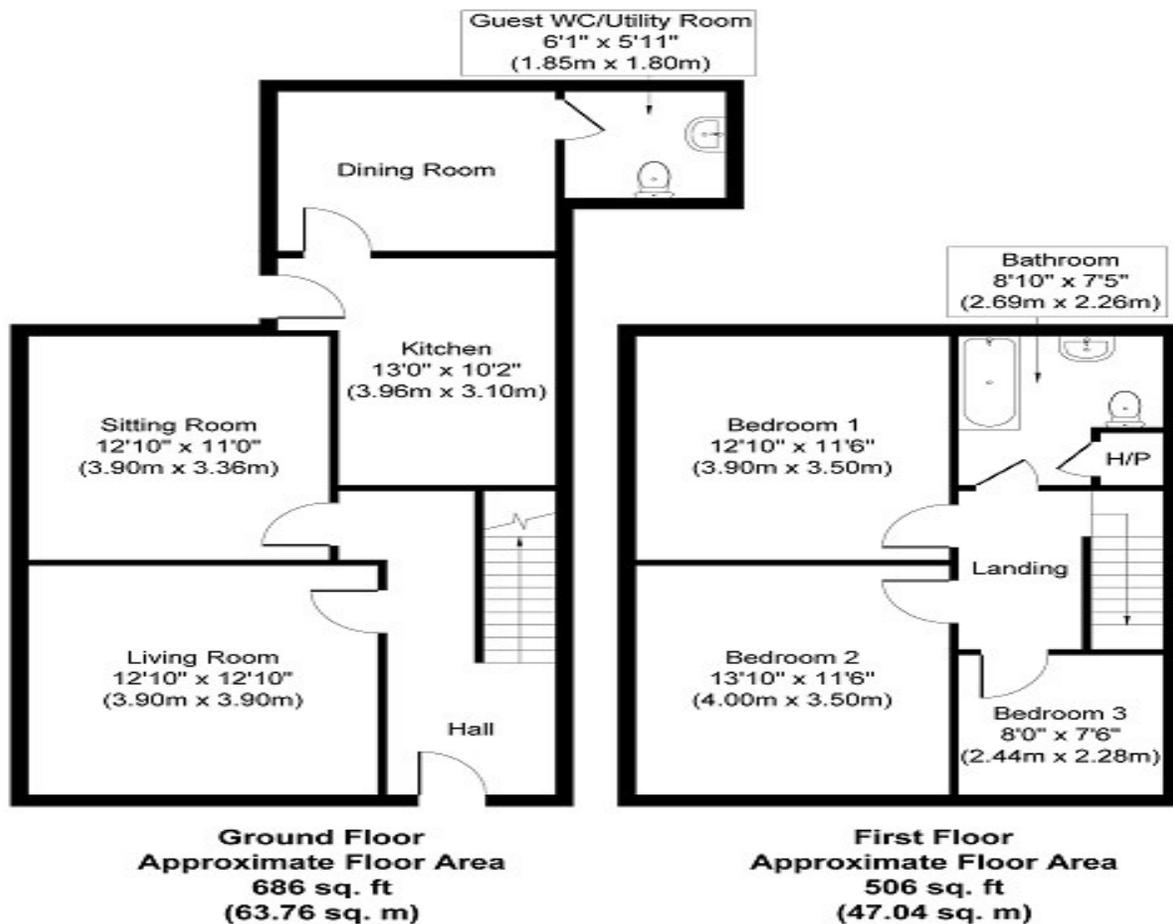
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- Semi detached
- Double glazed windows
- Oil fired central heating
- South west facing rear garden
- Side garden with development potential subject to planning permission
- Short distance to Limerick city and all its amenities
- Good decorative condition

## ACCOMMODATION

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- **Entrance Hall** Hardwood entrance door. Tiled floor. Under stairs storage.
- **Living Room** Feature cast iron fireplace with ornate surround and marble hearth. Timber flooring. TV point.
- **Sitting Room** Brick fireplace. Timber flooring. Fitted shelving and presses.
- **Kitchen** Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled floor.
- **Dining Room** Tiled floor.
- **Utility Room / Guest W. C.** Plumbed for washing machine. Vented for dryer. W. C. Wash hand basin in vanity unit. Fully tiled walls and floor.
- **Upstairs**
- **Bathroom** Bath with Mira Elite SE electric shower. Glass shower door. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor.
- **Hot press**
- **Bedroom 1** Range of fitted wardrobes and overhead presses.
- **Bedroom 2** Feature marble fireplace. Fitted wardrobes with overhead presses.
- **Bedroom 3** Tiled floor.
- **Outside** Walled front garden with tarmacademed driveway. Fully walled south west facing rear garden mainly laid to lawn. Very large side garden with development potential subject to planning permission.



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

€395,000

## DIRECTIONS

Google Map: V94RYY2

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## 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.