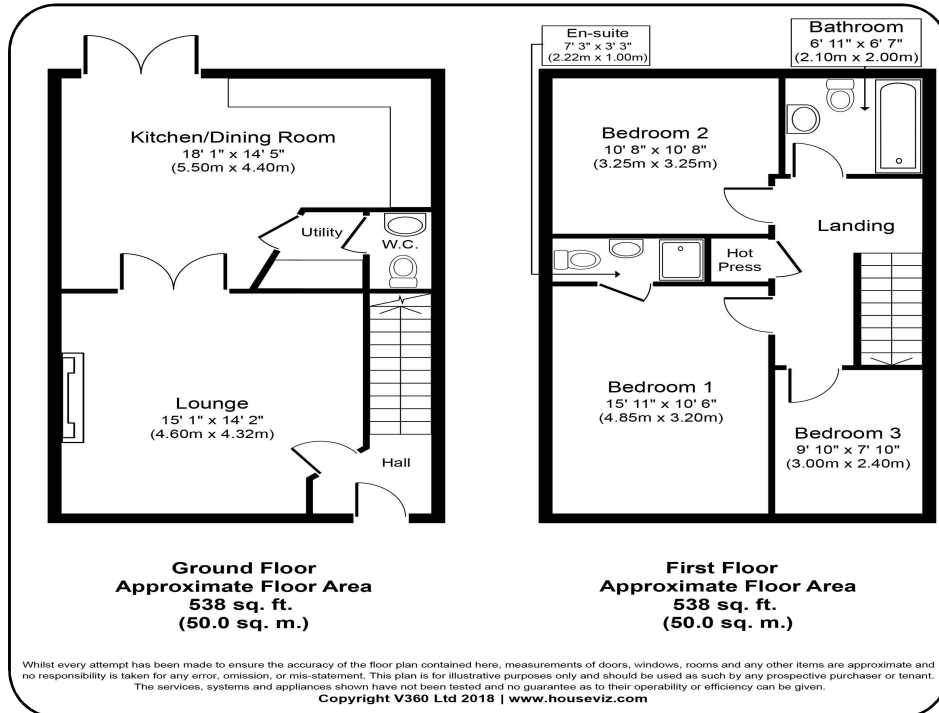


## Outside

Maintenance free front garden with tarmac driveway for two cars. Extra wide double gated side entrance. Walled and fenced rear garden. The rear garden has been landscaped and is lawn free with cobblelock patio area and pebbled area. Raised bedding with railway sleeper surround with a variety of maturing plants, shrubs and trees. Outside sensor light. Outside tap.



## "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.

PRSA Licence 002371



148 Glanntan,  
Golf Links Road,  
Castletroy,  
Limerick.

### Price Guide

Region: €235,000

Barrack House, O' Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

New to the market comes this fantastic 3 bedroom semi detached home presented in show house condition by its current house proud owners.

The property is located in this popular estate close to a host of amenities to include schools, shops, public transport, sporting facilities and within a short drive of University of Limerick, the National Technological Park, and Limerick City Centre.

The bright spacious and superbly presented accommodation comprises of entrance hallway, living room, kitchen / dining room, utility room, guest wc, 3 bedrooms (main ensuite) and bathroom.

The property is further complimented with a well stocked mature rear garden, a front garden with off street parking and an extra wide side entrance way.

Viewing of this property is highly recommended.

### Special Features

- \* Semi-detached
- \* Gas Fired Central Heating
- \* Alarm
- \* Double glazed windows
- \* Cul de sac overlooking green area
- \* Show house condition
- \* Ensuite
- \* Guest WC
- \* Superb location
- \* Excellent gardens



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	2m x 2m 8'8" x 2'3"	Hardwood entrance door with leaded and stained glass side panels. Tiled floor. Alarm point. Coving. Telephone point. Wall panelling.
Living Room	4.62m x 4.32m 5'4" x 5'1"	Fireplace with gas coal effect fire marble hearth and solid pine surround. Solid oak flooring. Recess lighting. Coving. Dimmer switch. TV point. Double doors to...
Kitchen/Dining Room	4.4m x 5.5m 12'3" x 16'2"	Modern fitted kitchen with ample array of eye and floor level units. Belling electric oven & 4 plate gas hob. Carved extractor hood & fan inset. Integrated whirlpool fridge freezer. Integrated indesit dishwasher. Single drainer stainless sink unit with mixer tap. Work top counter with tiled splashback. Fully tiled floor. Recessed lightining. Double glazed PVC french doors to rear garden.
Utility Room	1.6m x 1.22m 13'4" x 12'	Plumbed for washing machine & place for dryer. Extractor fan. Tiled floor. Door to guest WC.
Guest WC	1.58m x 1.35m 19'7" x 9'2"	WC. WHB. Tiled floor, Extractor fan.
Upstairs		
Landing		Hot press with dual immersion. Access to attic via stira staircase. Wall panelling.
Bathroom	2m x 2.1m 9' x 6'2"	Bath with Triton AS 2000x electric power shower. W.C.. W.H.B. Tiled floor. Tiled bath surround. Extractor fan.
Bedroom 1	4.85m x 3.2m 10'6" x 13'4"	Timber flooring. TV point.
Ensuite	2.25m x 1m	Tiled shower cubicle with Triton T90XR electric shower with folding shower door. WC. WHB. Tiled floor. Extractor fan.
Bedroom 2	3.25m x 3.25m 16'2" x 12'	Fitted wardrobe with overhead presses.
Bedroom 3	3m x 2.4m 9'8" x 9'	Fitted wardrobes. Telephone Point