



FOR SALE BY PRIVATE TREATY

**63 VARTRY AVENUE,
RAHEEN,
LIMERICK V94YDD2**

PRICE: €220,000

BER E2





DESCRIPTION

We at Property Partners de Courcy O'Dwyer are delighted to introduce for sale this spacious four bedroomed family home in this highly desirable and mature location which is in close proximity to University Hospital Limerick, the Crescent Shopping Centre and Raheen Industrial Estate whilst only being a short distance to the city centre.

The bright and airy well decorated accommodation comprises of entrance hallway, living room, family room, kitchen / dining room, four bedrooms and bathroom.

Outside the property has good sized front and rear gardens and off street parking.



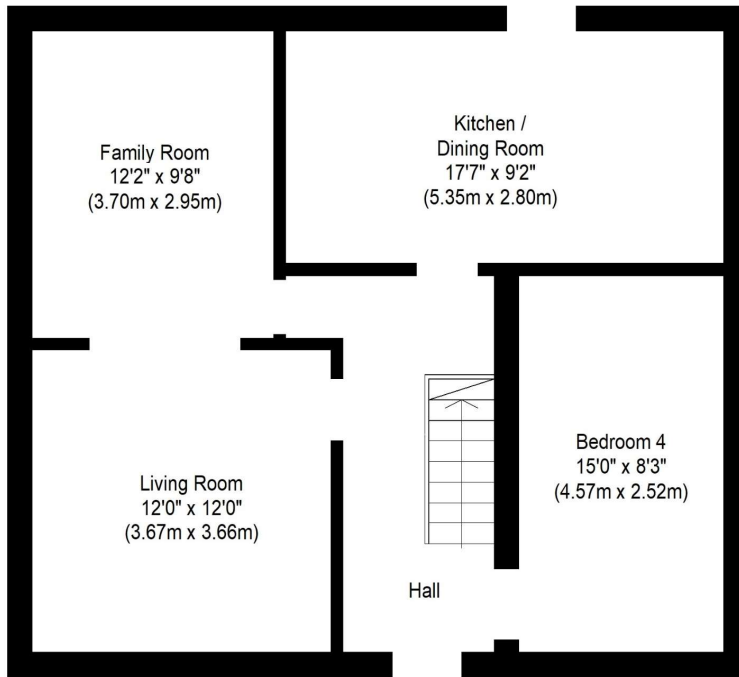


SPECIAL FEATURES

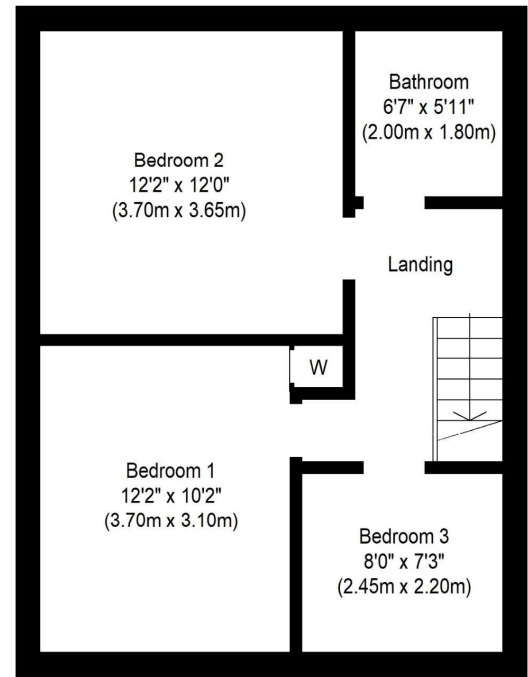
Semi detached
Oil fired central heating
Newly installed double glazed PVC windows
Four bedrooms
Modern fitted bathroom suite
Hand painted kitchen
Dining room extension
Alarm
Private rear garden
Garden shed

ACCOMMODATION

• Entrance Hall	4.8m x 1.82m	Composite front door with double glazed leaded and frosted glass insets and panels. Tiled floor. Telephone point. Understairs storage area.
• Living Room	3.66m x 3.67m	Feature stone fireplace. Solid oak flooring. Recessed lighting. TV Point. Opening to...
• Family Room	3.7m x 2.95m	Solid oak flooring. Double glazed PVC sliding patio door.
• Kitchen / Dining Room	2.82m x 5.35m	Hand painted kitchen with array of eye and floor level units. Display cabinet. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Plumbed for washing machine. Plumbed for dishwasher. Door to rear garden.
• Bedroom 4	4.57m x 2.52m	Telephone point. Centre piece.
• Upstairs		
• Landing		Hotpress with dual immersion. Access to attic via stira staircase.
• Bathroom	2.0m x 1.8m	Modern fitted bathroom suite. Bath with Mira Elite electric shower. Glass shower door. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor. Heated towel rail.
• Bedroom 1	3.7m x 3.1m	Range of fitted wardrobes. Recessed lighting.
• Bedroom 2	3.65m x 3.7m	Range of fitted wardrobes.
• Bedroom 3	2.2m x 2.45m	
• Outside		Walled front garden with hexagonal slab patio driveway. Garden with mature tree and rockery. Fully enclosed rear garden mainly laid to lawn. Flagged patio area. Outside light and tap. Garden shed of block construction 4.65m x 2.8m.



Ground Floor
Approximate Floor Area
682 Sq. ft.
(63.4 Sq. m.)



First Floor
Approximate Floor Area
456 Sq. ft.
(42.4 Sq. m.)

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. 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

€220,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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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.