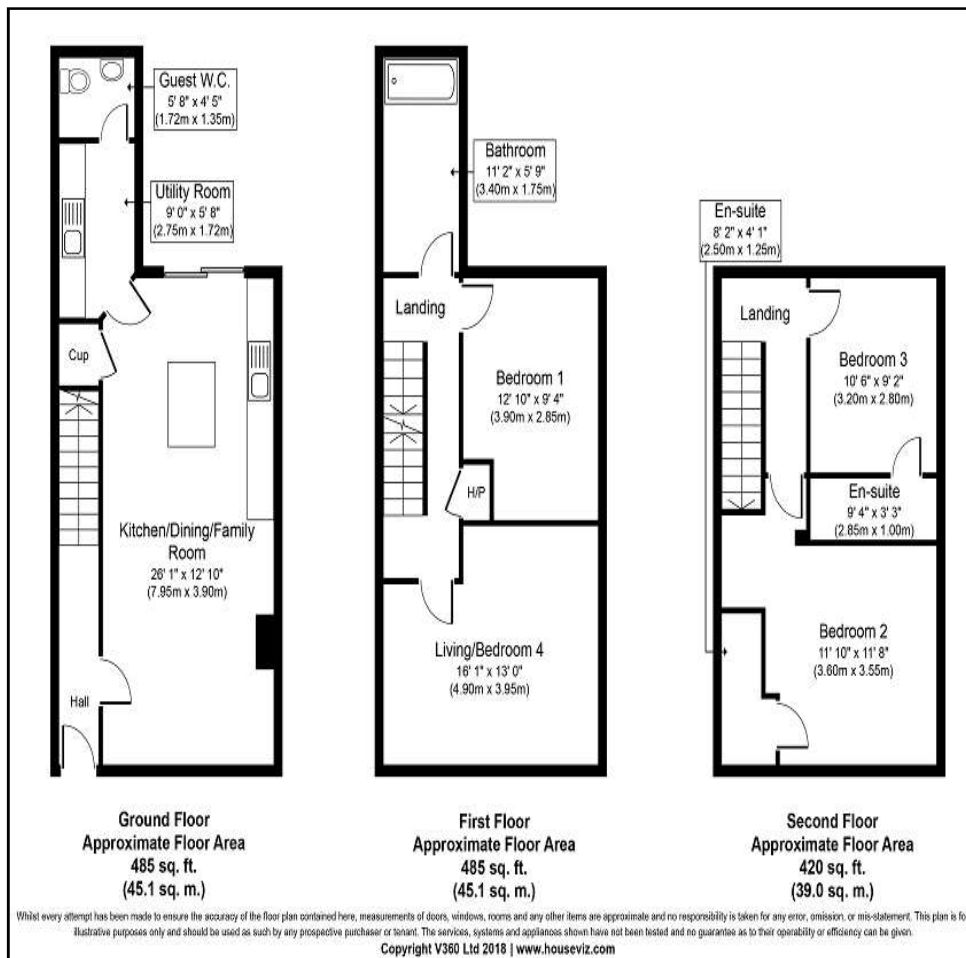


Outside

Walled and cobblelocked front driveway. Walled and fenced cobblelocked rear garden.



“The Home of High Standards”

PRSA Licence 002371

Viewing strictly by appointment

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65 Cois Rioga,
Caherconlish,
Limerick.

Price

Region €185,000

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

New to the market comes this former show house in this popular development in the centre of Caherconlish Village, close to all local amenities and within a short drive of Limerick City.

The property has been maintained to an excellent standard by it's current house-proud owner and the bright spacious accommodation comprises of entrance hallway, open plan kitchen / dining room / living room, utility room, guest w.c., first floor living room/bedroom, bedroom and bathroom/shower room and upstairs two bedrooms both ensuite.

Outside there is a front garden with a large cobblelock driveway and a private rear garden.

Special Features

- *Double glazed windows
- *Former show house
- *Four bedrooms
- *BER - C2
- *Underfloor heating
- *2 x ensuite
- *Guest W.C.
- *Utility room
- *Cobblelock driveway and garden



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway		Hardwood entrance door with overhead fan-light. Solid oak flooring.
Living Room / Dining Room / Kitchen	7.95m x 3.9m 26'1" x 12'10"	Feature fireplace with solid fuel stove. Modern fitted kitchen with ample array of eye and floor level units. Indesit electric oven. 4 plate ceramic hob and extractor fan. 1 and 1/2 bowl stainless steel sink unit with mixer tap. Belling integrated dish washer. Indesit fitted fridge freezer. Central island. Solid oak flooring. Double glazed PVC french doors to rear garden.
Pantry Unit	1m x 1m 3'9" x 3'9"	
Utility Room	2.75m x 1.75m 9'0" x 5'8"	Single drainer stainless steel sink unit with mixer tap. Array of eye and floor level units. Plumbed for washing machine. Solid oak flooring.
Guest W.C.	1.72m x 1.35m 5'8" x 4'5"	W.C.. WHB. Fully tiled walls and floor.
First Floor		
Living Room / Bedroom 4	4.9m x 3.95m 18'1" x 13'0"	TV Point.
Bedroom 1	3.9m x 2.85m 12'10" x 9'4"	
Bathroom / Shower Room	4m x 5m 11'2" x 5'9"	Bath with telephone shower attachment. W.C. WHB in vanity unit. Fully tiled shower cubicle with Triton electric shower. Fully tiled walls and floor.
Second Floor		
Bedroom 2	3.60m x 3.65m 11'10" x 11'8"	
Ensuite / Shower room	2.85m x 1.00m 9'4" x 3'3"	Fully tiled shower cubicle with Mira Elite QT electric shower. Folding shower door. W.C.. Wash hand basin in vanity unit. Extractor fan. Fully tiled walls and floor.
Bedroom 3	3.2m x 2.8m 10'6" x 9'2"	
Ensuite / Shower	2.5m x 1.25m 8'2" x 4'1"	Fully tiled shower cubicle with Triton electric shower. W.C.. WHB. Extractor fan. Fully tiled walls and floor.