

## Outside

Walled front garden part lawned with off street parking. Tarmacadamed driveway. Gated side entrance way. Extensive patio areas, lawn area, garden shed and garage space to side.



Viewing strictly by appointment

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46 Merval Drive,  
Clareview,  
Limerick.

**Price**

**Region €180,000**

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Undoubtedly one of the finest properties to come for sale in this area in recent times. This extended and refurbished semi detached family home is located adjacent to the Gaelic Grounds, The Jetland Shopping Centre, Thomond Park and The Limerick Institute of Technology as well as being just a short drive from Limerick City Centre.

The bright, spacious and well laid out extended accommodation comprises of entrance porch, entrance hallway, living room, family room, kitchen / dining room / breakfast room, 3 bedrooms, shower room and attic room.

Outside there is a very well maintained rear garden with new aluminium fencing to both sides. Extensive patio areas. Gated side entrance way and a front garden with gated tarmacadamed driveway.

Special Features

- \* Semi-detached
- \* Gas Fire Central Heating
- \* Double glazed windows
- \* Modern and extended kitchen
- \* Alarm
- \* Attic room
- \* Well maintained gardens
- \* 2 reception rooms
- \* Adjacent to a host of amenities
- \* Garage space to side
- \* **BER Rating: D2**



Downstairs		
Accommodation	Size M.      Ft.	Description
Entrance Porch	1.5m x 0.7m 4'9" x 2'3"	Double glazed white aluminium storm porch door.
Entrance Hallway	3.95m x 2.75m 12'9" x 9'	Coving. Timber flooring. Cloaks closet. Alarm point.
Living Room	3.7m x 3.35m 13' x 11"	Feature marble fireplace with ornate Mahogany surround and marble hearth. Centrepiece and coving. T.V. Point.
Family Room	4.15m x 3.65m 13'6" x 11'10"	Feature marble fireplace with ornate Mahogany surround. Gas coal effect fire inset. Marble hearth. Centre piece and coving. T.V. point. Solid timber floor. Opening to ....
Kitchen / Dining Room / Breakfast Room	6.14m x 3.2m 20' x 10'5"  Kitchen L Shape 3.27m x 2.73m 10'7" x 8'9"	Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit. Worktop space with tiled splashback area. Fully tiled floor. Double glazed sliding door to rear garden. Large pantry storage area.
UPSTAIRS		
Bedroom 1	4.35m x 3.2m 14'3" x 10'5"	Range of fitted wardrobes and overhead presses.
Bedroom 2	3.6m x 3.2m 11'8" x 10'5"	
Bedroom 3	3.35m x 2.75m 11' x 9'02"	
Shower Room	2.25m x 2.75m 7'4" x 9'	Shower cubicle with Triton T90 si electric shower. W.C. and wash hand basin. Part tiled walls. Fully tiled shower cubicle.
Attic Room	4.6m x 3.2m 15'10" x 10'5"	