



**FOR SALE BY PRIVATE TREATY**

**37 OAKLEIGH WOOD,  
DOORADOYLE,  
LIMERICK V94FP11**

**PRICE: €230,000.**

**BER C1**





## DESCRIPTION

Property Partners de Courcy O'Dwyer are delighted to bring no. 37 Oakleigh Wood to the market. No. 37 is located off the Dooradoyle Road and within walking distance of the Crescent Shopping Centre and Limerick City & County Council offices and the Crescent Comprehensive School. University Hospital Limerick and the city centre are just a short drive away.

The property offers generous and bright accommodation to comprise of entrance hallway with guest W.C., living room, kitchen / dining room, three double bedrooms main ensuite and bathroom.

The property has generous balconies both to the front and back.

Viewing is highly recommended.





## SPECIAL FEATURES

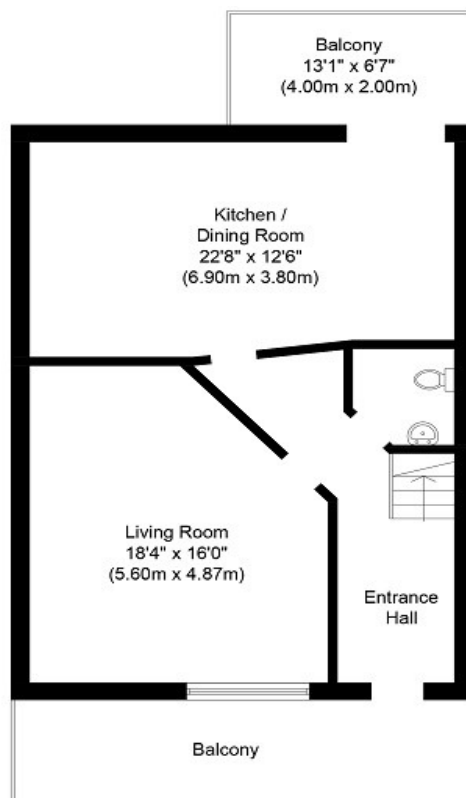
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Terraced duplex unit  
 Gas fired central heating  
 Double glazed windows  
 Spacious accommodation throughout  
 Three double bedrooms  
 Ensuite  
 2 Balconies  
 Allocated car parking space  
 All necessary amenities close by  
 Service Charge: 2021 -2022 - €770.00

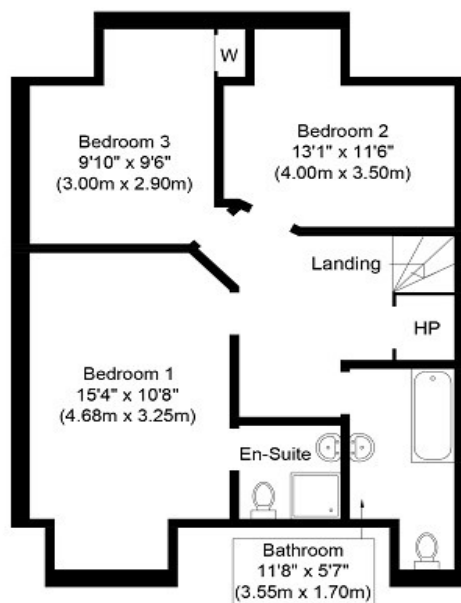
## ACCOMMODATION

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- **Entrance Hall** Hardwood entrance door. Timber flooring. Telephone point. Alarm point.
- **Guest W.C.** Wash hand basin. W.C. Extractor fan. Tiled floor.
- **Living Room** Feature fireplace with gas coal effect fire inset. Timber flooring. Centre piece and coving. TV point.
- **kitchen / Dining Room** Pine fitted kitchen with an array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splash back area. Plumbed for washing machine. Plumbed for dishwasher. Tiled floor. Double glazed sliding patio door to rear balcony.
- **Upstairs** Landing – hot press with dual immersion.
- **Bedroom 1** Fitted wardrobes. Bay window.
- **Ensuite** Fully tiled shower cubicle. W.C. W.H.B. Tiled floor. Extractor fan.
- **Bedroom 2** Fitted wardrobes. Bay window.
- **Bedroom 3**
- **Bathroom** Bath with Triton T90 Z electric shower. Glass shower door. Tiled bath surround. W.C. W.H.B. Tiled floor.
- **Outside** Balcony to the front and back. Designated car parking space.



**Ground Floor**  
**Approximate Floor Area**  
**709 Sq. ft.**  
**(65.9 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**636 Sq. ft.**  
**(59.1 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

€230,000.

## DIRECTIONS

Google Map: V94FP11

## 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.