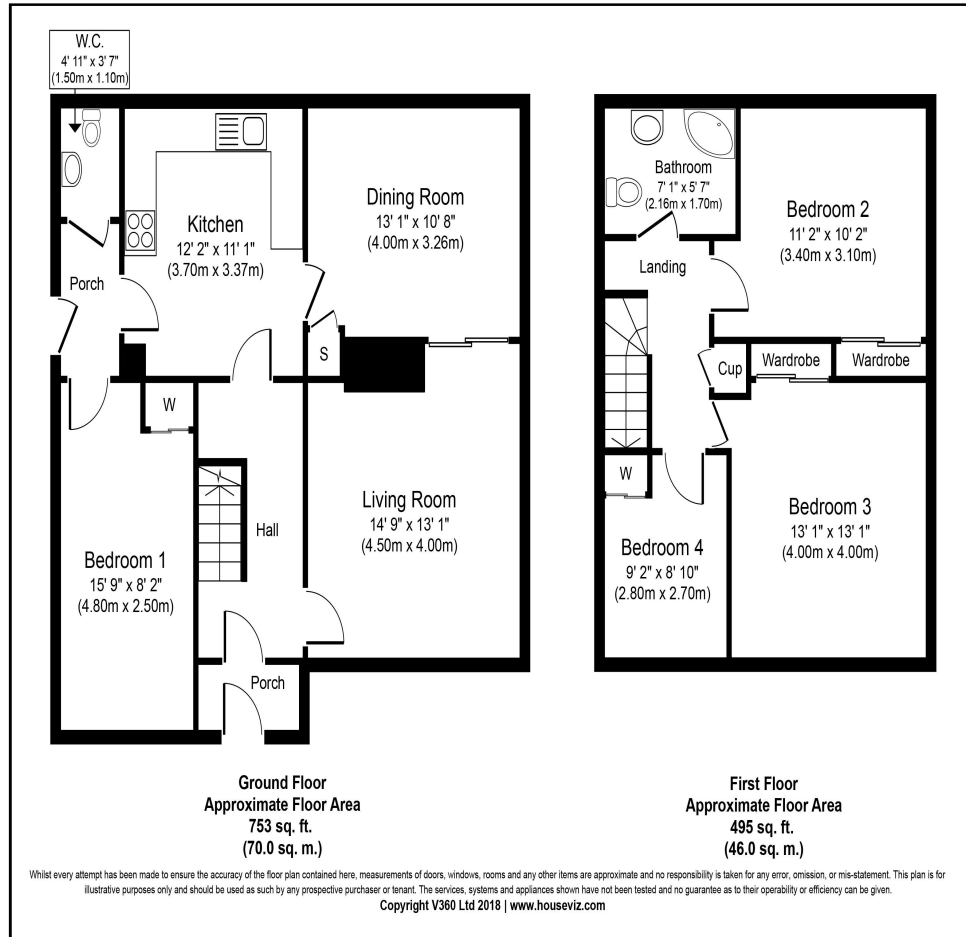


Outside

Front garden with off street parking. Side access to walled private rear garden with block shed.



“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.

**PROPERTY
PARTNERS**

DE COURCY O'DWYER

FOR SALE

**35 Avilla
Milford Grange,
Castletroy, Co. Limerick.**



Price

Region €215,000

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie
PSRA Licence No.: 002371

A fantastic opportunity arises to acquire a spacious 4/5 bedroom semi detached residence, located directly opposite the University of Limerick and in close proximity to the Castletroy Park Hotel, Parkway Shopping Centre, the National Technological Park and only a short distance from Limerick city centre.

The property is in good condition throughout and comprises of entrance porch, entrance hallway, living room , dining room / bedroom 5, kitchen, back hallway, guest W.C., bedroom 4, upstairs 3 double bedrooms, shower room and hot press.

Outside the property benefits from a front garden with off-street parking with side access to a walled, mature rear private garden with block garden shed. The subject property benefits from direct access to a very large green area.

Special Features

- * Semi-detached
 - * Double glazed windows
 - * Oil fired central heating
 - * 4/5 Bedrooms
 - * Garden shed
 - * C. 1300 Sq. Ft.
- * Adjacent to UL & The National Technological Park
 - * Excellent public transport
 - * BER - TBC
 - * Property for investment or owner occupier



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch		
Entrance Hallway		
Living Room	4.5m x 4m 14'7" x 13'12"	Open fireplace.
Dining Room / Bedroom	3.26m x 4m 10'6" x 13'12"	
Kitchen	3.37m x 3.7m 11'0" x 12'1"	Built in wall and floor units. Tiled splash back area. Oven, hob and extractor fan. Door to back hall.
Back Hallway		Door to outside.
Guest W.C.		W.C. Wash hand basin.
Bedroom 1	4.8m x 2.46m 15'7" x 8'0"	Built in wardrobes.
Upstairs		
Landing	3m x 1.8m 9'8" x 5'9"	Hotpress.
Shower Room	1.7m x 2.16m 5'5" x 7'0"	W.C. W.H.B. Walk in electric shower. Fully tiled.
Bedroom 2	3.4m x 3.1m 11'1" x 10'1"	Built in wardrobes.
Bedroom 3	4m x 4m 13'1" x 13'1"	Built in wardrobes.
Bedroom 4	2.8m x 2.7m 9'1" x 8'8"	Built in wardrobe.