

Return		
Accommodation	Size M. Ft.	Description
Bathroom	2.0 m x 2.2 m 6'6" x 7'2"	Bath with Emerald 2 electric shower. WC Wash hand basin. Fully tiled walls & floor.
Bedroom 1	2.8 m x 2.7 m 9'2" x 8'8"	
First Floor		
Bedroom 2	3.2 m x 4.3 m 10'5" x 14'1"	Range of fitted wardrobes.
Bedroom 3	3.0 m x 3.25 m 9'8" x 10'7"	Fitted wardrobe.

Outside

Walled front garden with large opening for driveway.
Secluded private & south facing rear garden with a maintenance free area with patio areas, footpaths and a variety of maturing hedges, plants, trees and roses. Gated side entrance way.



PRSA Licence 002371

Viewing strictly by appointment

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Bethal
1 Weston Villas,
Rosbrien,
Limerick.

Price

Region €129,950

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

We are delighted to offer for sale this fine three bedroom end of terraced home located just off O'Connell Avenue offering easy access to all amenities such as Mary Immaculate College, schools, shops and the City Centre.

The bright spacious living accommodation comprises of entrance Hallway, guest WC, living Room, sitting room, kitchen/dining room, sun lounge, dining room, three bedrooms and bathroom.

Outside this property is further enhanced by a private and secluded south facing rear garden and off street parking to the front.

Special Features

- * End of terrace
- * Double glazed windows
- * Oil fired central heating
- * Solid fuel central heating
- * Dining room & sun room extension
- * Side entrance way
- * Alarm
- * Full brick facade
- * Off street parking
- * New water piping (old lead piping disconnected)
- * BER Rating: D1



Accommodation

Accommodation	Size M. Ft.	Description
Entrance Hallway	6.4 m x 1.1 m 21' x 3'6"	Tiled floor. Dado rail. UPVC entrance door. Telephone point. Picture rail.
Guest WC		WC. Wash hand basin. Fully tiled walls & floor.
Living Room	3.7 m x 4.12 m 12'1" x 13'5"	Centre piece & coving. Marble fireplace with ornate surround, over mantle & marble hearth. Timber flooring. Dado rail. Back boiler. Double doors to...
Sitting Room	3.24 m x 2.92 m 10'6" x 9'8"	Centre piece & coving. Dado rail. Timber ceiling. Timber flooring. Feature fireplace. Tiled hearth.
Kitchen/Dining Room	4.25 m x 2.6 m 13'9" x 8'5"	Ample array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Plumbed for washing machine. Vented for dryer. Four cutlery drawers. Display cabinets. Fully tiled floor. Double glazed sliding patio door to...
Sun Lounge	3.0 m x 2.5 m 9'8" x 8'2"	UPVC door to rear.
Dining Room	3 m x 3 m 9'8" x 9'8"	Tiled floor. Pitched pine ceiling. Recessed lighting. Double glazed sliding aluminium door to rear garden.

