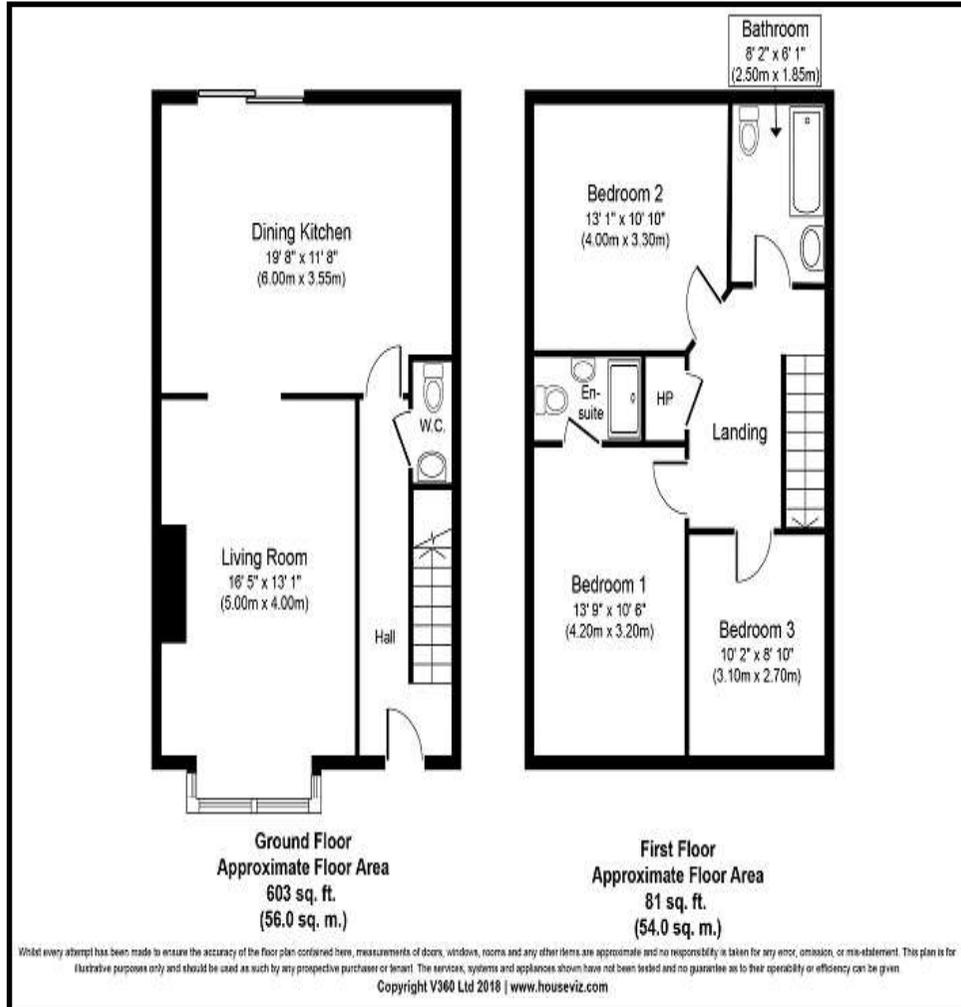


Outside

Walled and fenced rear garden partly lawned, large patio area. Gated side entrance way. Front garden part lawned and tarmacaded driveway.



PRSA Licence 002371

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

**PROPERTY
PARTNERS**

DE COURCY O'DWYER

FOR SALE

**12 Carn na Ree
Old Singland Road
Limerick**



Price

€210,000

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

No. 12 which is presented in show house condition is located in this very sought after residential development which is located within close proximity to the city centre and adjacent to a host of amenities to include schools, shopping centres, public transport and good road infrastructure.

This extremely well presented family home offers bright and spacious, accommodation to comprise of entrance hallway, guest wc, living room, kitchen / dining room, 3 bedrooms (main ensuite) and bathroom.

Outside the property is further complimented with a private rear garden and front garden with off street parking.

Special Features

- * Semi detached
- * Gas fired central heating
- * Double glazed windows
- * Three bedrooms
- * Excellent decorative condition
- * Guest W.C.
- * Ensuite
- * Walnut shaker kitchen
- * Cul de sac development
- * **BER Rating: C2**



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	1.85 m x 4.5 m 6'0" x 14'7"	Solid PVC entrance doorway with glass panelled leaded & stained insets. Tiled floor. Alarm point. Telephone point.
Guest W.C.		Toilet. Wash hand basin. Tiled floor. Extractor fan.
Living Room	5 m x 4 m 16'4" x 13'1"	Feature marble fireplace with marble hearth and gas coal effect fire inset. Timber flooring. TV point. Bay window. Double doors to kitchen/dining room.
Kitchen / Dining Room	3.55 m x 6 m 11'6" x 19'6"	Modern fully fitted light walnut shaker style kitchen with ample array of eye & floor level units. Cutlery drawers. Pot drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Fully tiled floor. Double glazed sliding patio door to rear garden.
Upstairs		
Landing		Hotpress with dual immersion. Access to attic via stira staircase.
Bedroom 1	4.2 m x 3.2 m 13'7" x 10'4"	Timber flooring.
Ensuite	3.2 m x 1.15 m 10'4" x 3'7"	Shower cubicle with Mira Elite electric shower. W.C. WHB. Fully tiled walls and floor. Extractor fan.
Bedroom 2	4 m x 3.3 m 13'1" x 10'1"	Timber flooring. Dimmer switch.
Bedroom 3	3.1 m x 2.7 m 10'1" x 8'8"	Timber flooring. Range of fitted wardrobes. Shelving, drawers and vanity unit.
Bathroom	2.5 m x 1.85 m 8'2" x 6'0"	Bath. W.C. WHB. Fully tiled walls and floor.