

## Outside

Fenced in wall rear garden which is layed out in gravel with side access.



Viewing strictly by appointment

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9 Cois Luachra,  
Dooradoyle,  
Limerick.

## Price

Region €149,500

Barrack House, O' Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

Presented in fine decorative condition throughout we are delighted to offer for sale this four bedroomed semi detached residence which is located just off The Dooradoyle Road and opposite the Crescent Shopping Centre. Nearby landmarks include The Mid West Regional Hospital, Crescent Comprehensive, Garryowen Rugby Club and Limerick County Council.

Accommodation comprises entrance hallway, guest W.C. living room, kitchen/dining room, four bedrooms (main ensuite) and bathroom.

Externally the property benefits from views overlooking a green area to the front with a side access to a low maintenance rear garden area.

#### Special Features

- \* 4 bedroomed house
- \* Front aspect overlooking green area
- \* Maintenance free rear garden area
- \* Adjacent to Crescent Shopping Centre
- \* GFCH



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway		
Guest W.C.		W.C. W.h.b.
Living Room		Attractive fireplace with gas fire coal effect. Double doors to...
Kitchen/Dining Room	5.2m x 4.6m 17' x 15'	Fitted kitchen with an array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap & tiled splashback area with built in oven, hob and extractor fan. Patio doors to rear garden area.
Landing		Hot press
Bedroom 1 Ensuite	3.2m x 3.4m 10'5" x 11'2"	
Bedroom 2	3.5m x 1.9m 11'5" x 6'2"	Built in wardrobes
Bedroom 3	2.7m x 3.8m 8'8" x 12'5"	Built in wardrobes
Bedroom 4	2.6m x 3.3m 8'5" x 10'8"	Built in wardrobes
Main Bathroom		