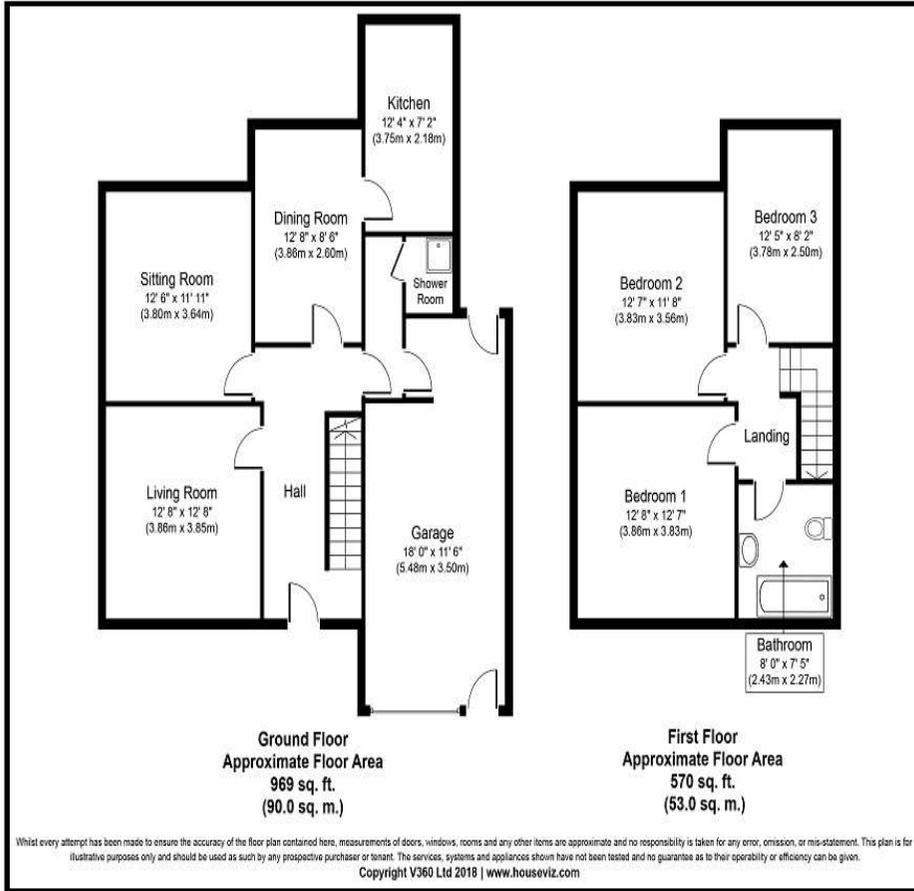


Outside

Walled and railed front garden. Part lawn area with mature shrubs and hedges. Double gates leading to driveway. West facing mature and private rear garden mainly laid to lawn. Abundance of mature trees, plants, shrubs and hedges.



Viewing strictly by appointment

PRSA 002371

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



FOR SALE

**9 Woodlawn Drive
Dooradoyle
Limerick.**

**PROPERTY
PARTNERS**
DE COURCY O'DWYER

BER: D1



Price

Region €250,000

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

We at Property Partners de Courcy O'Dwyer are delighted to offer for sale this good sized, three bedroom, semi detached family home in a popular location close to the City Centre and all its amenities.

The well maintained accommodation comprises of entrance hallway, living room, sitting room, dining room, kitchen, shower room, garage, three bedrooms and bathroom.

Outside the property is further enhanced with a west facing, walled rear garden and a walled front garden with off street parking.

Special Features

- * Semi detached
- * Double glazed windows
- * Oil fired central heating
- * 3 double bedrooms
- * 3 reception rooms.
- * West facing rear garden
- * Excellent location close to a host of amenities
- * Garage



Accommodation		
Accommodation	Size	Description
Open entrance porch. Entrance hallway		White aluminium entrance door. Understairs storage. Telephone point.
Living Room	3.86 m x 3.85 m 12'8" x 12'8"	Open stone fireplace with stone hearth. TV point. Covings. Double doors to sitting room.
Sitting Room	3.8 m x 3.6 m 12'6" x 11'11"	Built in shelving and TV unit. Covings.
Dining Room	3.86 m x 2.60 m 12'8" x 8'6"	Tiled floor. Double glazed white aluminium sliding patio doors.
Kitchen	3.75 m x 2.1m 12'4" x 7'2"	Array of eye & floor level units. One and 1/2 bowl stainless steel sink unit with mixer tap. Tiled splash back area. Extractor fan. Tiled floor.
Shower Room		Shower with Triton T80Z electric shower. WC. WHB. Fully tiled walls & floor.
Garage	5.48 m x 3.50 m 18'0" x 11'6"	Aluminium up and over door and pedestrian access.
Upstairs		
Bathroom	2.43m x 2.7 m 8'0" x 7'5"	Bath. WC. WHB in vanity unit. Fitted presses. Fully tiled walls and floor.
Bedroom 1	3.86 m x 3.83 m 12'8" x 12'7"	Range of fitted wardrobes and vanity unit.
Bedroom 2	3.83 m x 3.56 m 12'7" x 11'8"	Range of fitted wardrobes and vanity unit.
Bedroom 3	3.78 m x 2.5 m 12'5" x 8'2"	Range of fitted wardrobes and vanity unit.