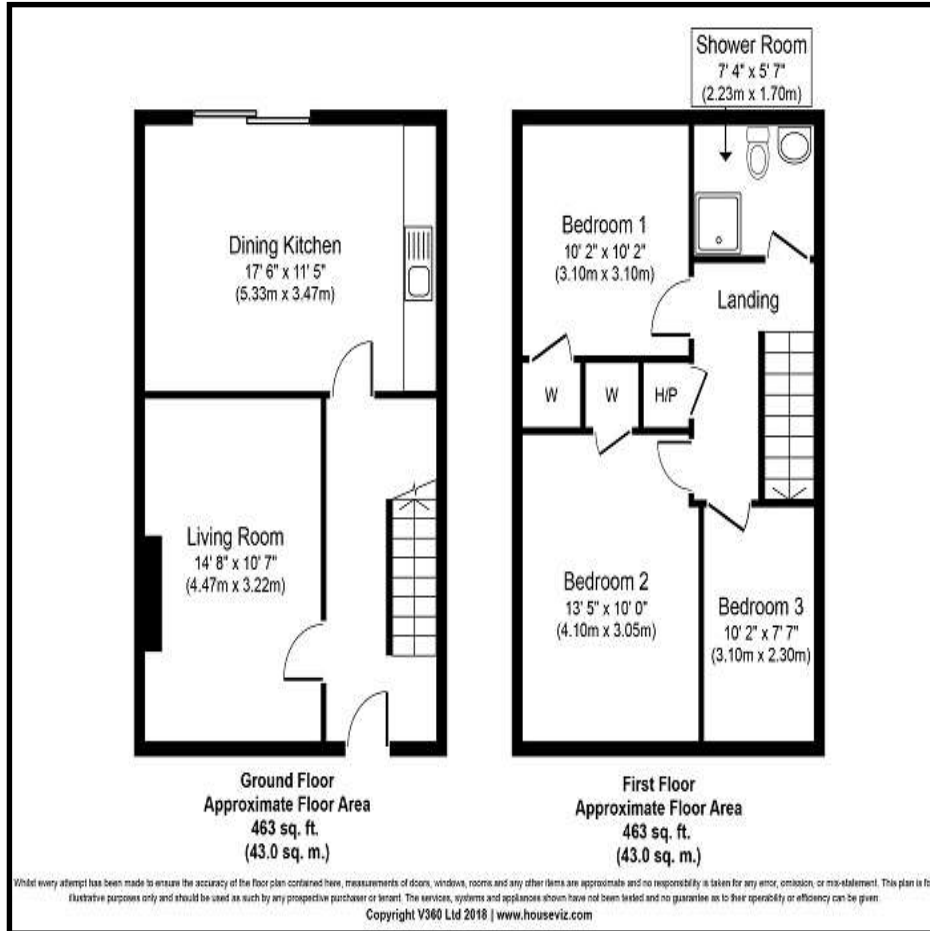


Outside

South facing fully walled private rear garden mainly laid to lawn. Liscannor flagged patio. Garden shed of block construction 5.3 m x 3.5 m. Garage space to side with gated side entrance way. Walled and gated front driveway. Part lawned and tarmacademed driveway for 2 cars.



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 to this development.

**PROPERTY
PARTNERS**

DE COURCY O'DWYER

FOR SALE

**11 Hilltop
St. Patrick's Road
Limerick**

BER:D1



Price

Region €160,000

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

New to the market comes this spacious 3 bedroomed semi detached home located just off the St. Patricks Road and close to the city centre and all its amenities.

The accommodation comprises of entrance hallway, living room, kitchen/dining room, 3 bedrooms and shower room.

Outside the property benefits from a south facing rear garden with a large garden shed, a front garden with off street parking and a garage space to the side suitable for extension subject to Planning Permission.

Special Features

- * Semi detached
- * Double glazed PVC windows
- * Oil fired central heating
- * Alarm
- * Cul de sac
- * Large garden shed
- * Garage space to side
- * Suitable to extend subject to Planning Permission



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway		Hardwood entrance door. Tiled floor. Telephone point. Understairs storage.
Living Room	4.4 m x 3.28 m 14'4" x 10'7"	Marble fireplace with marble hearth and timber surround. Laminate flooring. TV point. Double glass panel doors to kitchen / dining room.
Kitchen/Dining Room	5.34 m x 3.43 m 17'5" x 11'2"	Kitchen with array of eye and floor level units. 4 Cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Breakfast counter. Tiled floor. Double glazed white aluminium sliding patio door to rear garden.
Upstairs		
Landing		Hotpress with dual immersion.
Shower Room	2.23 m x 1.70 m 7'4" x 5'7"	Shower cubicle with Mira Elite electric shower. W.C. WHB. Fully tiled walls.
Bedroom 1	3.10 m x 3.10 m 10'2" x 10'2"	Laminate flooring. Wardrobe.
Bedroom 2	4.10 m x 3.05 m 13'5" x 10'0"	Laminate floor. Fitted wardrobe.
Bedroom 3	3.1 m x 2.35 m 10'2" x 7'7"	Laminate floor. Fitted wardrobe.