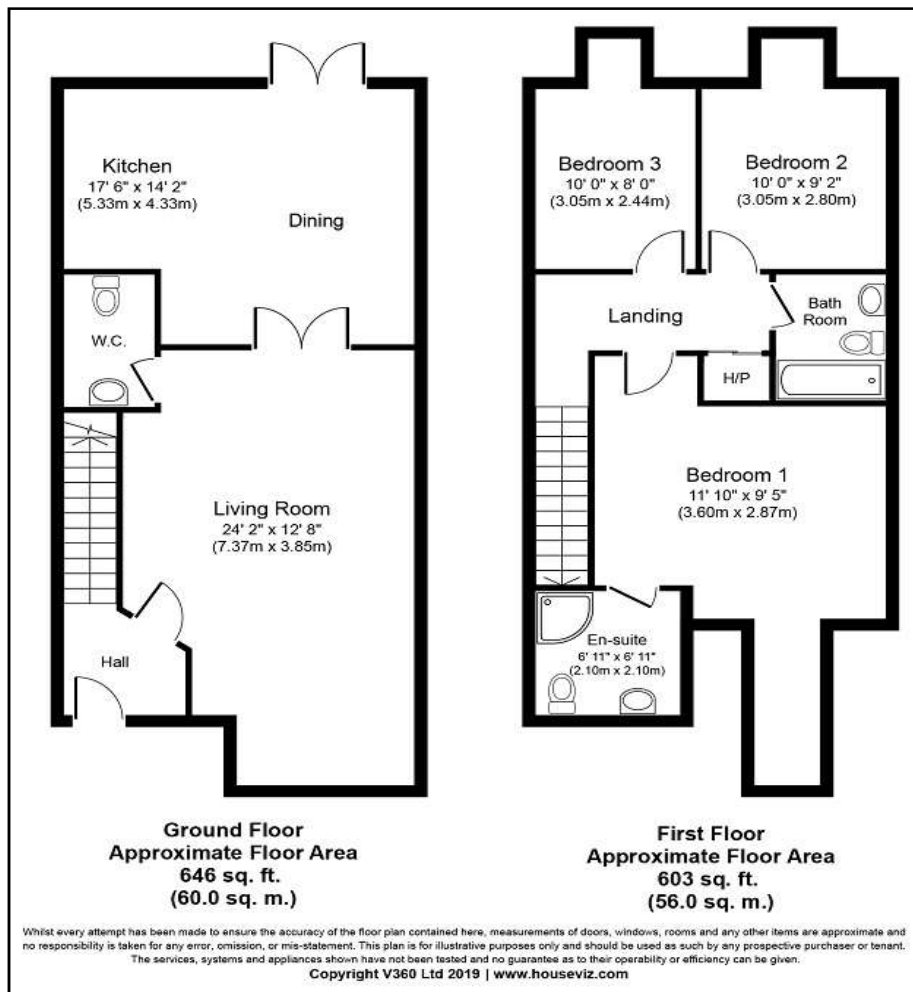


Outside

Rear balcony. Communal parking.



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.

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**PROPERTY
PARTNERS**

DE COURCY O'DWYER

FOR SALE

**76 Springfields,
Dooradoyle,
Limerick.**



Price

€195,000

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

We are delighted to present for sale this spacious 3 bedroomed duplex unit which is ideally located within close proximity to the Crescent Shopping Centre, Limerick City & County Council Offices, Crescent Comprehensive School and just a short drive from University Hospital Limerick.

The extremely bright and spacious accommodation comprises of entrance hallway, guest wc, living room, kitchen / dining room, 3 double bedrooms, ensuite and bathroom.

This property would make for an ideal starter home or investment property.

A viewing is highly recommended.

Special Features

- * End of terrace
- * Gas central heating
- * Double glazed windows
- * Alarm
- * Three double bedrooms
- * Balcony
- * Communal parking
- * Close proximity to Crescent Shopping Centre & University Hospital Limerick
- * BER: B3



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway		White PVC entrance door with frosted glass inset. Tiled floor. Alarm point. Gas boiler.
Guest W.C.		WC. Wash hand basin. Tiled floor. Extractor fan.
Living Room	7.37 m x 2.7 m 24'1" x 8'8"	TV point. Solid timber flooring. Telephone point. Understairs storage press. Double doors to...
Kitchen / Dining Room	5.33 m x 4.33 m 17'4" x 14'2"	Modern fitted solid oak shaker style kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Plumber for washing machine. Zanussi built in electric oven. Four plate hob. Extractor fan. Fully tiled floor. Double glazed sliding patio door to rear patio.
Upstairs		
Bedroom 1	3.6 m x 2.87 m 11'8" x 9'4"	Fitted presses. TV point.
Ensuite	2.1 m x 2.1 m 6'8" x 6'8"	Fully tiled shower cubicle with Triton T80 XR electric shower. W.C. Wash hand basin. Tiled floor.
Bedroom 2	2.8 m x 3.05 m 9'1" x 10'0"	Fitted presses.
Bedroom 3	3.05 m x 2.44 m 10'0" x 8'0"	Fitted presses.
Bathroom	3.6 m x 2.87 m 11'8" x 9'4"	Bath with electric shower. Glass shower door. W.C. W.H.B. Tiled floor. Part tiled walls. Extractor fan.