



**FOR SALE BY PRIVATE TREATY**

**NO. 6 BEECHWOOD DRIVE,  
GREYSTONES,  
ENNIS ROAD,  
LIMERICK V94PH6A**

**GUIDE PRICE: €340,000**





## DESCRIPTION

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Property Partners de Courcy O Dwyer are delighted to to be favoured with the instruction to sell this fine three bedroomed semi detached family home which is located in this ever popular and mature suburb. The property is located close to a host of amenities to include TUS, The Gaelic Grounds, Thomond Park and a great selection of both primary and secondary schools.

The accommodation comprises of entrance hallway, living room, family room, kitchen/breakfast room, utility room, guest w.c., and office/study downstairs and upstairs has three bedrooms and a bathroom.

Outside the property is further complimented with a good sized rear garden and a fully walled and hedged front garden with off street parking.

A viewing of this property is highly recommended.





## SPECIAL FEATURES

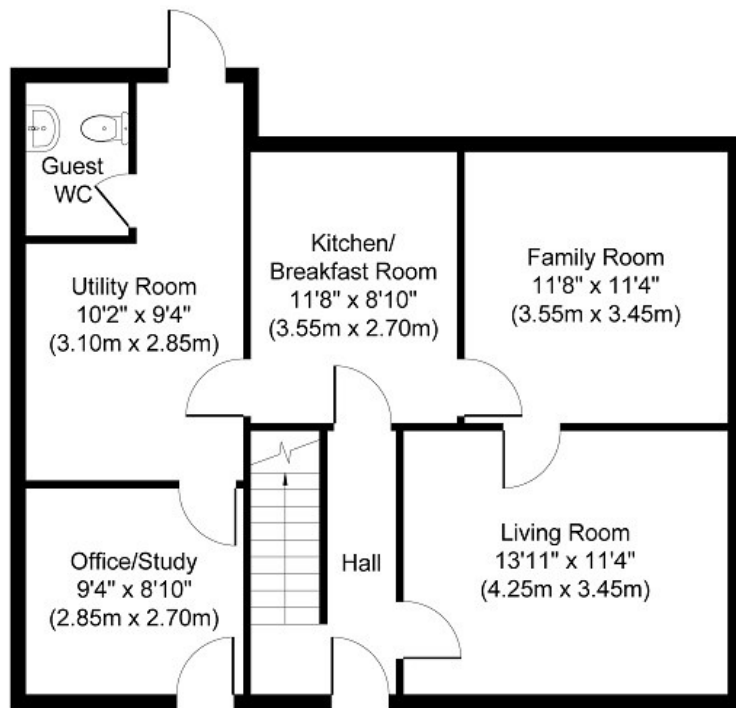
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Semi Detached  
Double glazed windows  
Oil fired central heating  
Three reception rooms  
Large rear garden  
Excellent potential to extend  
Primary location  
Adjacent to Limerick Gaelic Grounds, Limerick Lawn Tennis Club, Jetland Shopping Centre, TUS and a selection of primary and secondary schools

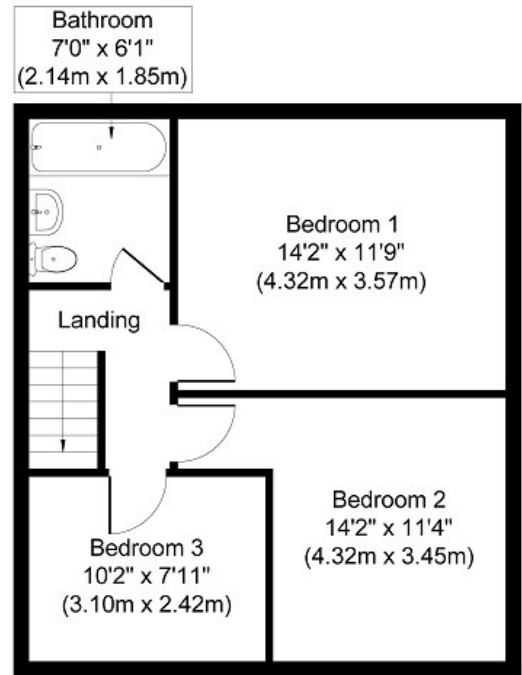
## ACCOMMODATION

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- **Entrance Hall** Aluminium entrance door with frosted glass inset.
- **Living Room** Feature tiled open fireplace. TV. Telephone point. Timber flooring.
- **Family Room** Feature tiled fireplace. TV point.
- **Kitchen / Breakfast Room** Kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher.
- **Utility Room** Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor.
- **Guest W. C.** W. C. Wash hand basin. Fully tiled walls and floor.
- **Office / Study** Tiled floor. Separate own door entrance from the front. Door to rear garden.
- **Upstairs**
- **Landing** Access to attic via Stira staircase.
- **Bathroom** Bath with Mira Elite SE electric shower. W. C. Wash hand basin. Fully tiled walls and floor.
- **Bedroom 1** Telephone point.
- **Bedroom 2**
- **Bedroom 3** Fitted wardrobe.
- **Outside** Fully walled rear garden which is mainly laid to lawn. Garden shed of block construction. Fully walled and hedged front garden with tarmacomed driveway and lawn area.



**Ground Floor**  
**Approximate Floor Area**  
**731 sq. ft**  
**(67.88 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**478 sq. ft**  
**(44.37 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## PRICE

€340,000.

## DIRECTIONS

Google Map: V94PH6A

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.