



FOR SALE BY PRIVATE TREATY

**13 BUTTERFIELD AVENUE,
OLD CORK ROAD,
LIMERICK V942X64**

PRICE: €180,000

BER D1



DESCRIPTION

We are pleased to bring to the market this semi-detached property located just off the Old Cork Road in a quiet cul de sac.

The property whilst needing some upgrading provides perfect accommodation for the first-time buyer or investor.

Accommodation comprises of entrance hallway, living room, kitchen / dining room, 3 bedrooms and shower room. This property is further enhanced with a south west facing walled rear garden and a walled front garden with off street parking.



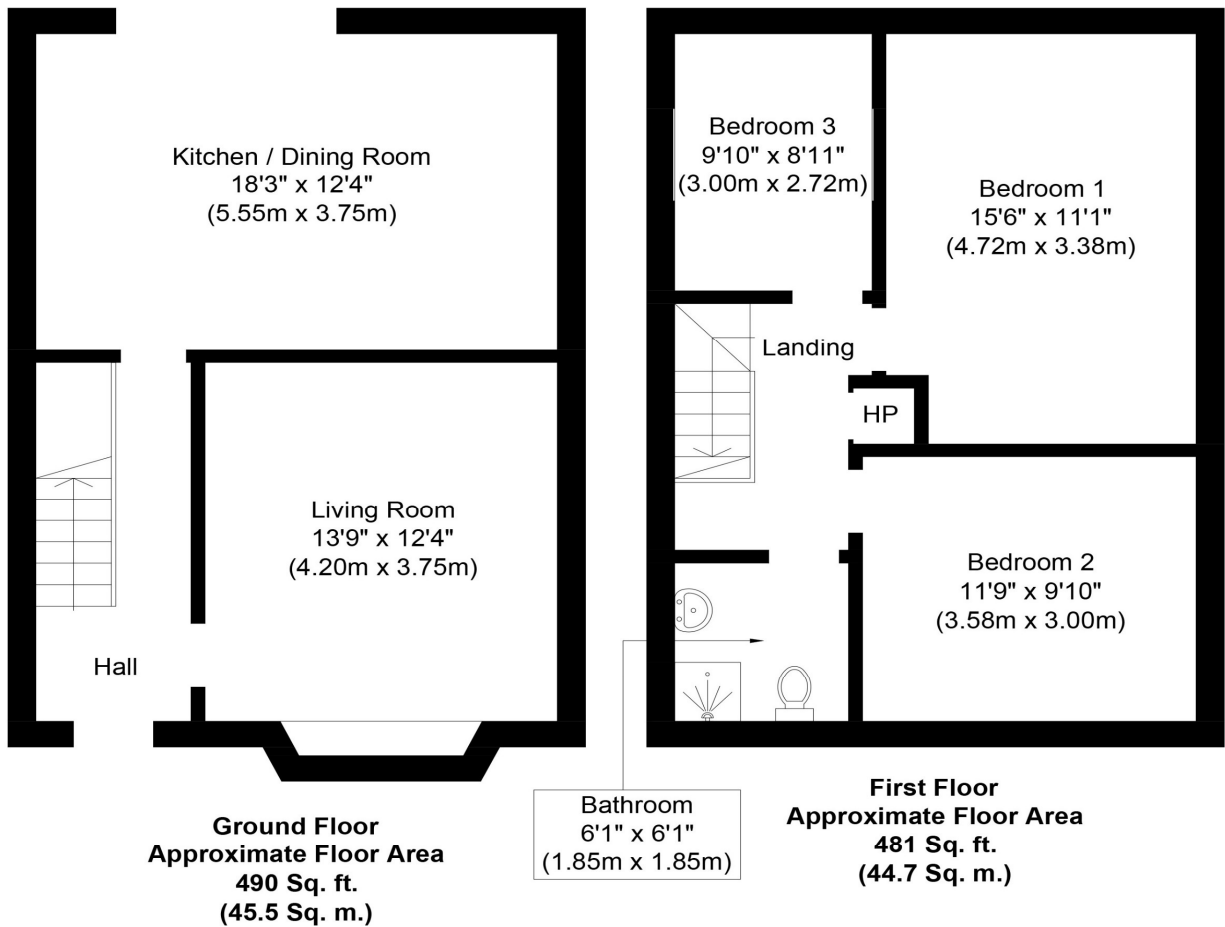


SPECIAL FEATURES

Semi detached
 Double glazed windows
 Dual central heating - oil fired and solid fuel
 Cul de sac
 South West facing rear garden
 Modern fitted bathroom

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door. Parquet flooring. Telephone point. Radiator cover. Under stairs storage.
- **Living Room** Feature fireplace with solid fuel stove. Solid timber flooring. TV point. Bay window.
- **Kitchen / Dining Room** Array of fitted eye and floor level kitchen units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Tiled splash back. Hotpoint double oven. Four plate ceramic hob. Extractor fan. Kitchen area has tiled floor, dining area has solid timber flooring. Double glazed sliding patio door to rear garden.
- **Upstairs**
- **Landing** Hotpress with dual immersion. Stira staircase to attic which is fully floored.
- **Shower Room** Modern fitted shower room. Shower cubicle with Mira Elite QT electric shower. Glass shower door. W.C. Wash hand basin in vanity unit. Newly tiled floors and wall.
- **Bedroom 1** Range of fitted wardrobes. Bay window.
- **Bedroom 2** Fitted wardrobes. Tongue and groove sanded and varnished floor.
- **Bedroom 3** Fitted wardrobe.
- **Outside** Fully walled south west facing rear garden with patio areas to the front and rear with a dividing footpath. Grass area. Gated side entrance way. Fully walled and gated front garden, part lawned, part driveway.



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. 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

€180,000

DIRECTIONS

Google Map V942X64

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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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.