



**FOR SALE BY PRIVATE TREATY**

**3 ROSBRIEN ROAD,  
LISNALT,  
LIMERICK.**

**PRICE REGION: €250,000**





## SPECIAL FEATURES

Semi detached  
Gas fired central heating  
c. 1 acre  
Recently refurbished  
Double glazed windows to the front  
Off street Parking  
Adjacent to the Old Crescent RFC  
Close proximity to Limerick City Centre

## DESCRIPTION

A unique opportunity arises to acquire this charming semi detached cottage on c. 1 acre and located adjacent to Old Crescent RFC and just a short drive from Limerick City Centre and all its amenities.

The property provides for upgraded accommodation to include entrance hallway, open plan kitchen / dining room / living room, bathroom and three bedrooms.

Outside there are generous front, side and rear gardens with plenty of room to extend subject to any necessary planning permissions.

## ACCOMMODATION

<b>Entrance Hall</b>	5.25m x 1.25m	Hardwood entrance door. Tiled floor.
<b>Bathroom</b>	3.2m x 1.63m	Bath. W.C. Wash hand basin. Shower cubicle with Mira sport electric shower. Fully tiled walls and floor.
<b>Open plan Kitchen / Dining Room / Living Room</b>	7.78m x 3.3m	Modern fitted shaker style kitchen with array of floor level units. Single drainer stainless steel sink unit with mixer tap. Zanussi built in oven. Four plate ceramic hob. Extractor fan. Breakfast counter. Tiled floor in the kitchen area. Solid oak flooring in the living area. Solid fuel stove with tiled hearth. TV point. Dimmer switch.
<b>Downstairs Bedroom</b>	3.0m x 2.9m	Solid oak flooring. Double glazed sliding patio door to side and rear garden. Centre piece. Coving.
<b>Upstairs</b>		
<b>Bedroom 2</b>	4.8m x 3.3m	Range of sliderobes with mirrored front. Laminate floor.
<b>Bedroom 3</b>	2.95m x 2.95m	Laminate floor.
<b>Outside</b>		Gardens extending to approximately 1 acre.
<b>Front garden</b>		Double steel gates to graveled driveway. Large side entrance way.
<b>Rear</b>		There are two large patio areas, outhouses and a large garden mainly laid to lawn.

## Contact Negotiator

Geoffrey de Courcy

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.