



FOR SALE BY PRIVATE TREATY

**NO. 1 RIVERSIDE DRIVE,
SHANNON BANKS,
CORBALLY,
LIMERICK V94WE2H**

PRICE: €335,000

BER E1



DESCRIPTION

Property Partners de Courcy O Dwyer are pleased to announce the sale of this magnificent three bedroom semi detached family home which is located within close proximity to Limerick city centre and all its amenities.

The bright airy and spacious accommodation of this well cared for home comprises of entrance hallway, living room, sitting room, dining room, kitchen, guest w. c., three bedrooms and shower room.

This property is further enhanced with a large private rear garden part lawned with mature plants, trees and hedging and an extensive flagged patio area. There are also garden sheds. Gated side entrance way. There is a maintenance free front garden with an attractive cobblelocked driveway accessed via double wrought iron gates.

A viewing of this property is highly recommended.



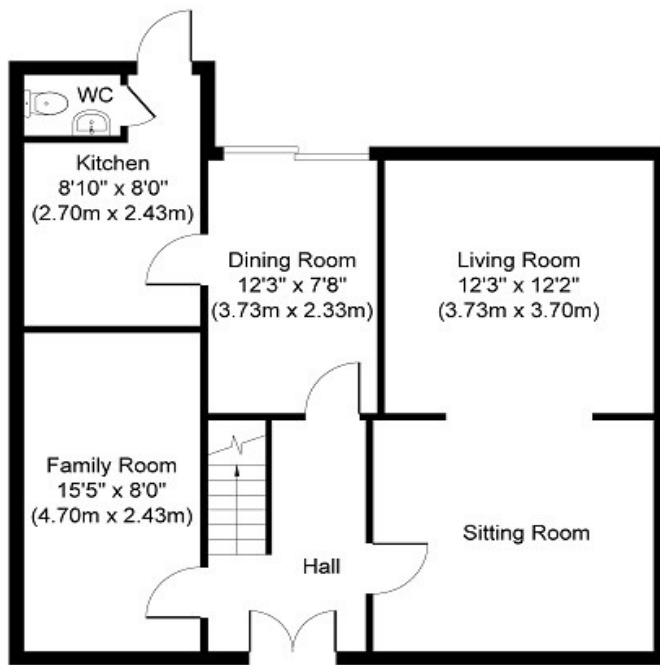


SPECIAL FEATURES

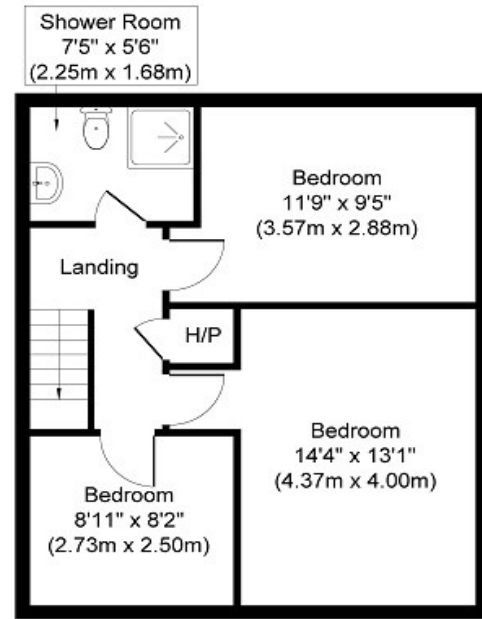
Semi Detached
 Gas central heating (newly installed boiler)
 Double glazed windows
 Three reception rooms
 Very good condition
 Close proximity to Limerick city centre
 Close proximity to Scoil Ide primary school, St. Marys and St. Munchins secondary schools
 Established and mature residential location

ACCOMMODATION

- **Entrance Hallway** Woodgrain PVC entrance door with leaded and frosted glass inset. Centre piece and coving. Laminate flooring.
- **Living Room** Feature marble fireplace. Marble hearth. Centrepiece and coving. TV point. Laminate timber flooring.
- **Sitting Room** Centrepiece and coving. Laminate timber flooring. Telephone point.
- **Dining Room** Laminate timber flooring. Double glazed woodgrain PVC French doors to rear garden.
- **Family Room**
- **Kitchen** Fitted kitchen with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher. Tiled floor.
- **Guest W. C.** W.C. Wash hand basin. Part tiled walls.
- **Upstairs**
- **Landing** Hot press with dual immersion. Access to attic via Stira staircase.
- **Shower Room** Shower cubicle with Mira Elite QT electric shower. Glass sliding shower door. W. C. Wash hand basin in vanity unit. Fully tiled walls and floor. Heated towel rail.
- **Bedroom 1** Fitted wardrobes with overhead presses. Telephone point.
- **Bedroom 2** Fitted wardrobes with overhead presses. Telephone point.
- **Bedroom 3** Fitted wardrobes with overhead press.
- **Outside** Large private rear garden part lawned with mature plants, trees and hedging and an extensive flagged patio area. There are also garden sheds. Gated side entrance way. There is a maintenance free front garden with an attractive cobblelocked driveway accessed via double wrought iron gates.



Ground Floor
Approximate Floor Area
708 sq. ft
(65.76 sq. m)



First Floor
Approximate Floor Area
485 sq. ft
(45.05 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

€335,000

DIRECTIONS

Google Map: V94WE2H

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.