



**FOR SALE BY PRIVATE TREATY**

**NO. 12 HAWTHORN COURT,  
KENNEDY PARK,  
LIMERICK V94RRN2**

**PRICE: €190,000**

**BER D1**



## DESCRIPTION

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Property Partners de Courcy O Dwyer are pleased to bring to the market this fine three bedroomed end of terrace property which is located close to Limerick city centre and all it's amenities.

Accommodation comprises of entrance hallway, living room, kitchen/dining room, three bedrooms and shower room.

Outside there are front and rear gardens and a garden shed of block construction. To the side there is a large side entrance with potential to extend subject to the necessary planning permissions.

A viewing of this property is recommended.





## SPECIAL FEATURES

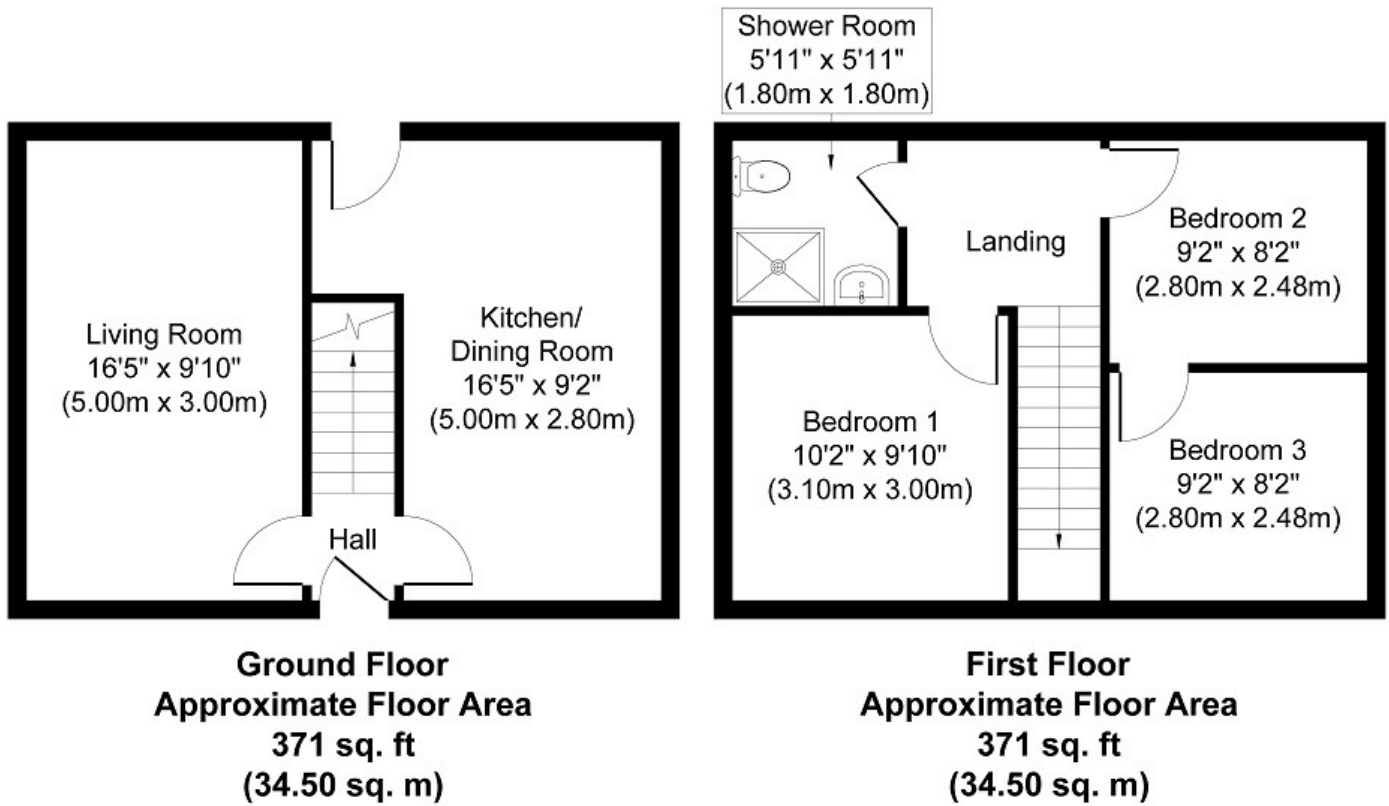
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- End of terrace
- Oil fired central heating
- Double glazed windows
- Front and rear access
- Three bedrooms
- Close proximity to city centre
- Overlooking green area to the front
- Schools closeby

## ACCOMMODATION

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- **Entrance Hall** Red Composite entrance door. Tiled floor.
- **Living Room** Timber flooring. Shelving.
- **Kitchen / Dining Room** Fitted kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled floor.
  
- **Upstairs**
- **Shower Room** Triton T90 SR electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
  
- **Bedroom 1** Fitted shelving.
- **Bedroom 2**
- **Bedroom 3** Fitted shelving.
- **Outside** Fully walled front garden mainly laid to lawn. Pedestrian gate. Large side entrance. Fully walled rear garden. Pedestrian access. Garden shed of block construction.



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

€190,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## DIRECTIONS

Google Map: V94RRN2

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
M: 061 410 410  
E: decourcyodwyer@propertypartners.ie

**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.