



FOR SALE BY PRIVATE TREATY

**NO. 42 LYRADANE AVENUE,
WOODVIEW,
LIMERICK V94FXP6**

PRICE: €335,000

BER C3





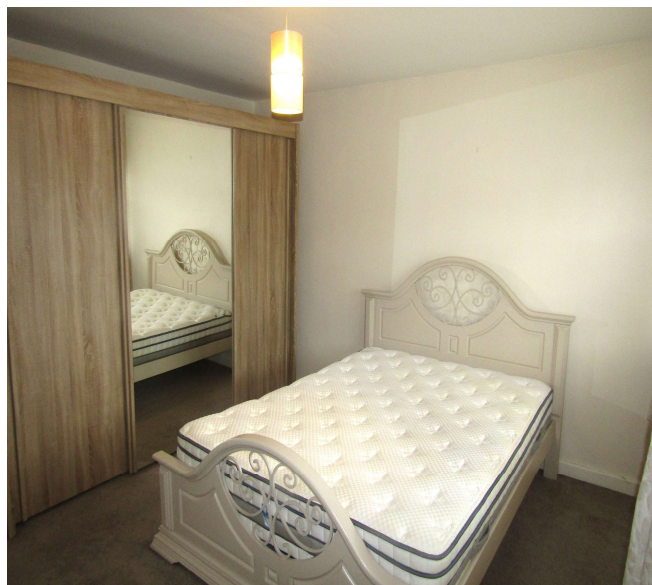
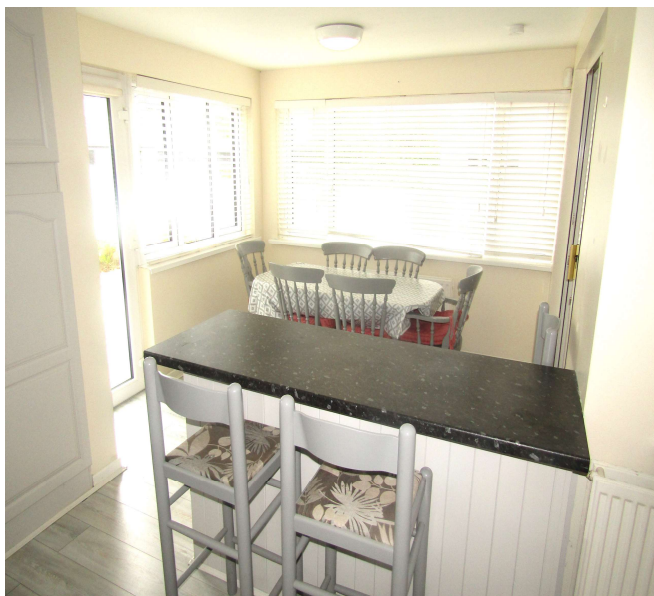
DESCRIPTION

Property Partners de Courcy O Dwyer are pleased to introduce for sale this extended family home located in this mature residential development close to a host of amenities to include TUS, Thomond Park, Gaelic Grounds, Jetland Shopping Centre and just a short drive to the city centre.

The bright, airy and spacious accommodation comprises of entrance porch, entrance hall, living room, sitting room, kitchen / dining room, shower room and bedroom on the ground floor and three bedrooms and bathroom on the first floor. There is a separate entrance accessing bedroom 4 and shower room. This could indeed make a fine home income.

Outside the property is further enhanced with large front and rear gardens.

An early viewing of this property is highly advised.



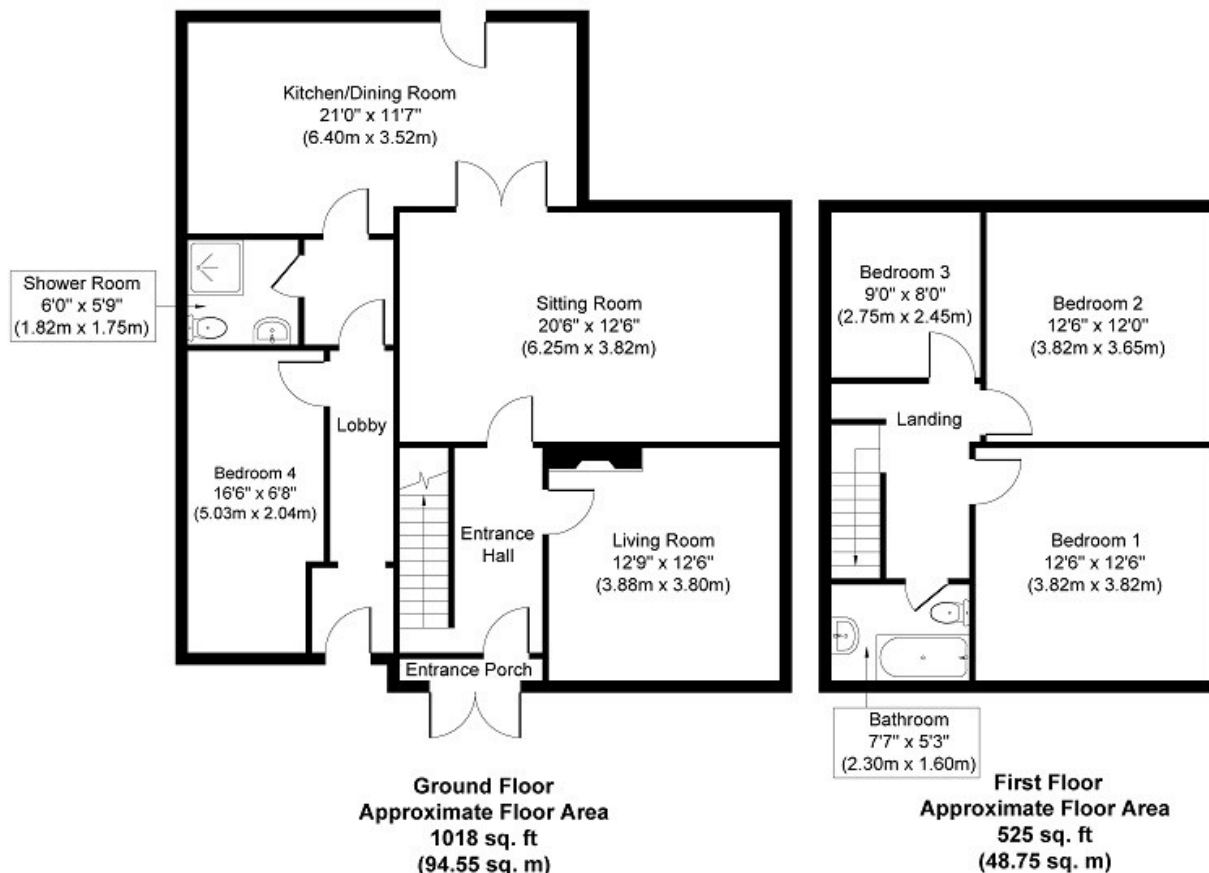


SPECIAL FEATURES

Semi detached
 Double glazed windows
 Gas fired central heating
 Four bedrooms
 Modern fitted bathroom
 Large rear garden
 Adjacent to TUS
 Excellent mature residential location

ACCOMMODATION

- **Entrance Porch** Double glazed woodgrain PVC cream sliding porch door. Tiled floor.
- **Entrance Hallway** Red composite front door with leaded and frosted glass inset. Hardwood oak flooring.
- **Sitting Room** TV point. Pine flooring.
- **Living Room** Feature fireplace. TV point. Double glazed sliding doors to...
- **Kitchen / Dining Area** Modern fitted hand painted kitchen with ample array of eye and floor level units. Display cabinets. Four cutlery drawers. Oval stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Tiled floor. Double glazed French door to rear garden.
- **Shower Room** Shower cubicle with Mira Elite electric shower. W. C. Wash hand basin. Fully tiled walls and floor.
- **Annex to the side with separate entrance door leading to...**
- **Bedroom 4**
- **Upstairs** Landing - hot press. Access to attic via Stira staircase.
- **Bedroom 1**
- **Bedroom 2**
- **Bedroom 3**
- **Bathroom** Modern fitted bathroom suite. Bath with telephone shower attachment. Glass shower door. W. C, Wash hand basin in vanity unit. Tiled floor. Part tiled walls.
- **Outside** Fully walled front garden with tarmacadamed driveway and maintenance free pea graveled garden. Large rear garden part walled and part hedged with a westerly aspect. Large flagged patio area. Pea graveled garden. Outside tap and light.



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: V94FXP6

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.