



FOR SALE BY PRIVATE TREATY

**NO. 13 MUNGRET WOODS,
MUNGRET,
LIMERICK V94Y5PC**

PRICE: €390,000.

BER C2



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this immaculately presented family home to the market. This fabulous three bedroomed semi is in a much sought after area of Limerick close to a host of amenities to include schools, shops and recreational facilities as well as being within close proximity to major employers such as University Hospital Limerick, Regeneron and Eli Lilly.

The bright, spacious and airy internal area comprises of entrance hallway, guest W.C., living room, L shaped kitchen / dining room, three double bedrooms main ensuite and bathroom.

Externally the property is further complimented with meticulously kept and well stocked front and rear gardens. There is a cobblelock driveway to the front and a raised composite deck area to the rear.

A viewing of this property is highly recommended.



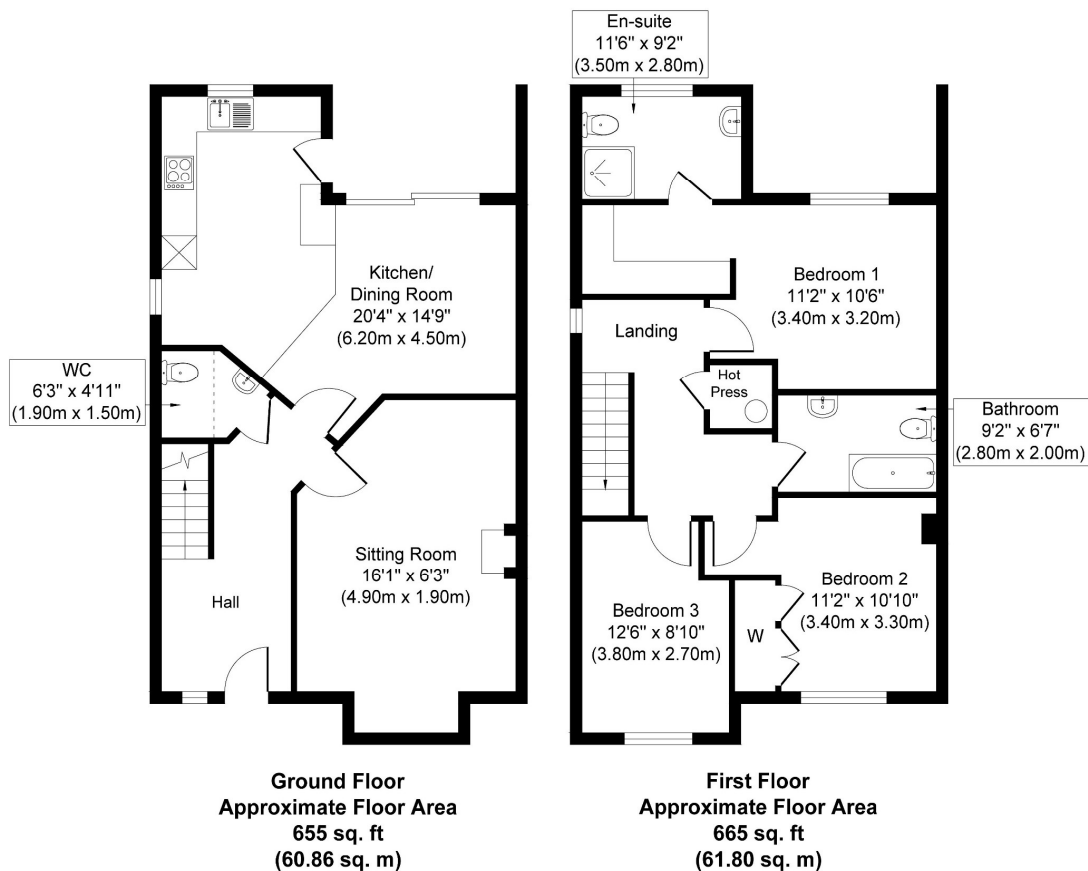


SPECIAL FEATURES

Semi detached
 Gas fired central heating
 Double glazed Rationel windows and doors
 Three double bedrooms
 Excellent decorative condition throughout
 Alarm
 Stunning Gardens
 Adjacent to Mungret Woods College
 Close proximity to UHL, Regenoron, Eli Lilly

ACCOMMODATION

- **Entrance Hall** Hardwood entrance door. Porcelain tiled floor. Radiator cover.
- **Guest W.C.** W. C. Wash hand basin. Porcelain tiled floor. Extractor fan. Heated towel rail.
- **Living Room** Feature marble fireplace with gas coal effect fire inset and marble hearth. Porcelain tiled floor. Bay window. TV point.
- **Kitchen / Dining Room** Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Indesit double oven and four plate ceramic hob. Extractor fan. Plumbed for washing machine. Plumbed for dish washer. Breakfast counter. Porcelain tiled floor. Double glazed Rationel French doors to rear garden.
- **Upstairs**
- **Landing** Hot press with dual immersion.
- **Bathroom** Bath with Triton Aspirante electric shower. Glass shower door. W. C. Wash hand basin.
- **Bedroom 1** TV point. Walk in wardrobe.
- **Ensuite** Tiled shower cubicle with Triton Aspirante electric shower. W.C. Wash hand basin. Tiled floor.
- **Bedroom 2** Range of fitted wardrobes.
- **Bedroom 3** Fitted wardrobes.
- **Outside** Fully cobblelocked front garden. Gated side entrance way. Fully enclosed walled and fenced rear garden, part lawned and part graveled. Rear garden is private.



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

€390,000

DIRECTIONS

Google Map: V94Y5PC

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.