

FOR SALE BY PRIVATE TREATY

**NO. 5 WHITETHORNS,
BRIARFIELD,
CASTLETROY,
LIMERICK V94P8AF**

PRICE REGION: €285,000

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DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to bring to the market this very well located three bed mid terraced spacious property comprising of approximately 1,130 Sq. Ft. subject to confirmation.

Externally the property benefits from parking to the front with a secure and private rear garden which benefits from rear pedestrian access.

The accommodation comprises entrance hallway, guest w.c., sitting room, kitchen/breakfast room, upstairs three double bedrooms master ensuite, bathroom and hotpress.

Whitethorns is located just off the Dublin Road and directly opposite the Castletroy Shopping Centre while just a short distance to a host of local services and amenities to include the Kilmurray Hotel, The Hurlers Bar and numerous shops and restaurants.

Castletroy is one of Limericks most sought after suburbs with all the services and amenities this area has to offer from local shops to shopping centres, pubs to hotels, cafes to restaurants and extensive clubs and playing pitches for Rugby, Soccer, Hockey and GAA along with the renowned Castletroy Golf Course. There are excellent national and secondary schools in the area and of course the ever expanding University of Limerick with it's excellent academic reputation and outstanding amenities to include river walks, 50m pool, running track and of course now home to Munster rugby, all of which as an open university are available to the public. UL is adjoined by The National Technology Park with dozens of multinational companies on its 385 acres set in an impressive park land setting.

This location further benefits from nearby access to an excellent road network and public transport system into Limerick City Centre and beyond.



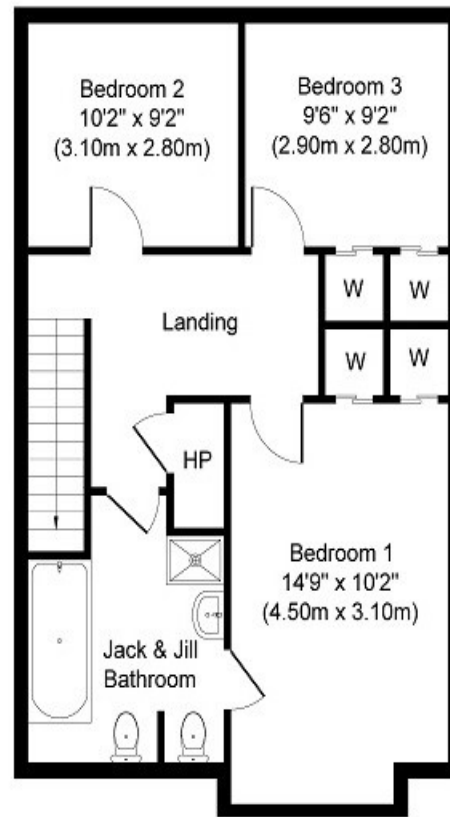
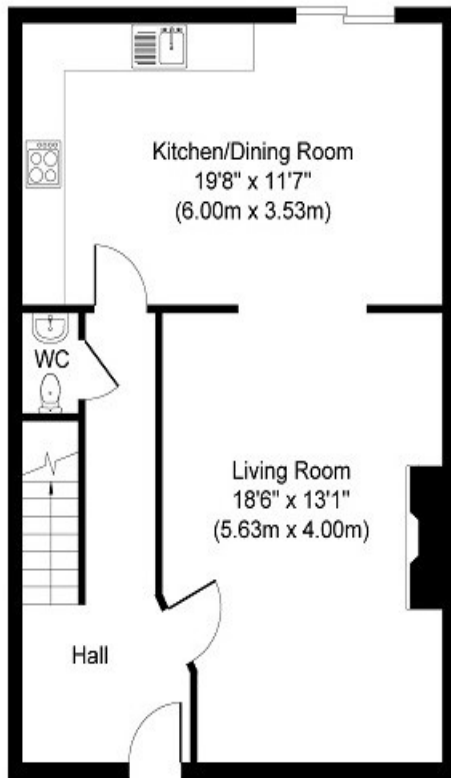


SPECIAL FEATURES

- Good sized mid terraced property
- Rear pedestrian access
- Upgraded PVC windows
- Gas fired central heating
- Three double bedrooms
- Adjacent to a large number of services and amenities
- Gardens front and rear

ACCOMMODATION

- **Entrance Hall** Tiled floor.
- **Guest W.C.**
- **Sitting Room** With fireplace. Double door to...
- **Kitchen/Breakfast Room** Wall and floor built in units. Tiled splash back area. Patio door to rear garden.
- **Upstairs**
- **Bedroom 1** Master bedroom ensuite with double built in wardrobes.
- **Bedroom 2** Double bedroom with built in wardrobe.
- **Bedroom 3** Double bedroom with built in wardrobe.
- **Hotpress**
- **Bathroom** W.C. Wash hand basin. Bath with shower. Tiled floor and tiled bath surround to ceiling.
- **Outside** Good sized secure private rear garden and front garden with parking area.



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 REGION

€285,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google Map: V94P8AF

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.