



FOR SALE BY PRIVATE TREATY

**NO. 70 COLLEGE PARK,
OLD PARK ROAD,
CORBALLY,
LIMERICK V94CFW1**

PRICE: €340,000.

BER C2





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to announce the sale of No. 70 College Park, Old Park Road. No. 70 is a substantial extended family home which awaits the discerning purchaser to put their own stamp to same. This is a well located property in a mature residential suburb close to Limerick city and within close proximity to a number of excellent primary and secondary schools.

The accommodation comprises of entrance hallway, living room, sitting room, conservatory, kitchen, dining room, utility room, guest w.c. four bedrooms, bathroom and shower room.

Outside there are front and rear gardens.

A viewing of this property is highly recommended.



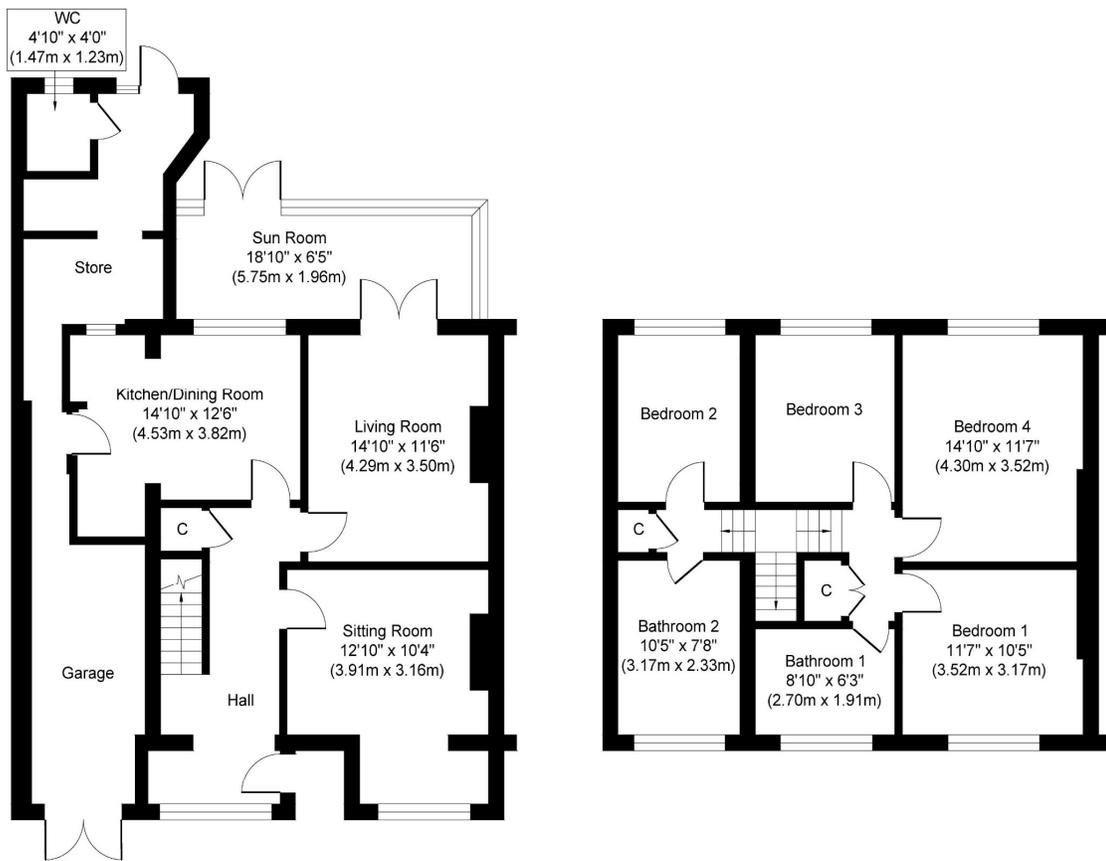


SPECIAL FEATURES

- Semi detached
- Gas fired central heating
- Double glazed windows
- Two storey extension
- Superb mature location
- Adjacent to excellent schools
- Four bedrooms
- 3 Receptions
- Garage
- Superb potential
- Close proximity to the city centre

ACCOMMODATION

- **Entrance Porch** Hardwood entrance door. Tiled floor. Double glazed sliding door to ...
- **Entrance Hallway** Telephone point. Under stairs storage.
- **Living Room** Tiled open fireplace. Centre piece and coving. Large bay window.
- **Sitting Room** Marble fireplace with ornate surround and gas fire inset. Fitted shelving and press. Double glazed French doors to...
- **Conservatory** Tiled floor. Double glazed French doors to rear garden.
- **Kitchen / Dining Room** Fitted kitchen with eye and floor level units. Double drainer stainless steel sink unit with mixer tap.
- **Utility Room** Plumbed for washing machine.
- **Guest W. C.** W. C. Wash hand basin. Door to rear garden.
- **Garage** Teak doors.
- **Upstairs**
- **Bedroom 1** Range of fitted wardrobes and presses.
- **Bedroom 2** Range of fitted wardrobes.
- **Bedroom 3** Range of fitted wardrobes.
- **Shower Room** Shower cubicle. W.C. Wash hand basin.
- **Bathroom** Bath. Shower cubicle with Triton T90 i electric shower. W.C. Wash hand basin.
- **Bedroom 4**
- **Outside** Fully walled and fenced south west facing rear garden, mainly laid to lawn. Raised patio area. Garden shed of block construction.
- **Outside** Fully walled front garden with gated driveway. Enclosed rear garden with raised patio and two sheds.



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

€340,000

DIRECTIONS

Google Map: V94CFW1

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**PROPERTY
PARTNERS**

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