Rooney
www.rooneys.ie
061-413511 & 091-567391
info@rooneys.ie
Limerick & Galway
Licence No. 002593



FOR SALE

€350,000

Key Features

- Three Storey Home
- Excellent Location
- Fronting to the Green Area
- Large Primary Bedroom
- Driveway
- Private Rear Garden

Scan Here for Virtual Tour

9 Willow Crescent, Riverbank, Annacotty,

Co. Limerick,
V94 X0D4

4 Bed, 3 Bath
122m²

BER No. 120097605
BER B

Description

Rooney Auctioneers are delighted to present 9 Willow Crescent, Riverbank, Annacotty, Co. Limerick, V94 X0D4.

This excellent three storey home nestled neatly in the prestigious development of Riverbank provides an excellent opportunity for first time buyers looking for a home with space.

The front of the home faces the centre green area while the rear boasts a private garden with a large shed.

Downstairs, a long living room with open fire faces the front, while the kitchen and utility room overlook the rear garden. This property has been refuriched by its current owners with new tiling, kitchens and fittings.

The first floor holds the first three bedrooms (one of which boasts an en-suite), a hot-press and full sized bathroom. The second floor comprises entirely of the primary bedroom, with duel aspect windows and an ensuite.

Gas fired central heating system - Built in 2001 - Not subject to a rent-cap.

Accommodation

Kitchen - 3.45m x 3.25m

Fully Fitted Kitchen with excellent storage space and access to the rear through the utility room. A large parntry is also located behind the door.

Living Room - 6.09m x 3.52m

Timber flooring with an open fireplace and front facing bay windows.

Utility Room - 1.36m x 2.25m

Access to rear with tiled flooring, washing machine, tumble dryer and plenty of storage.

Bedroom 1 - 3.78m x 5.18m

Large front facing bedroom with extra-large windows and an ensuite (2.10m x 1.03m).

Bedroom 2 - 3.25 m x 2.35m

Double bedroom with fitted wardrobes.

Bedroom 3 - 2.50m x 2.25m

Double bedroom with fitted wardrobes.

Bathroom - 2.14m x 1.83m

Large bathroom with shower/bath unit, W.C. & H.W.B.

Primary Bedroom - 3.87m x 2.21m + 3.57m x 1.84m

Comprises of the entire floor with windows to the front and rear ensuite (2.25m x 0.93m).




















Ella







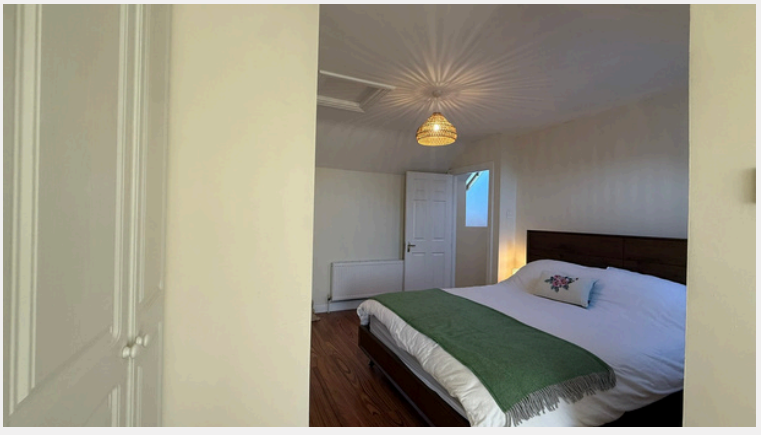
















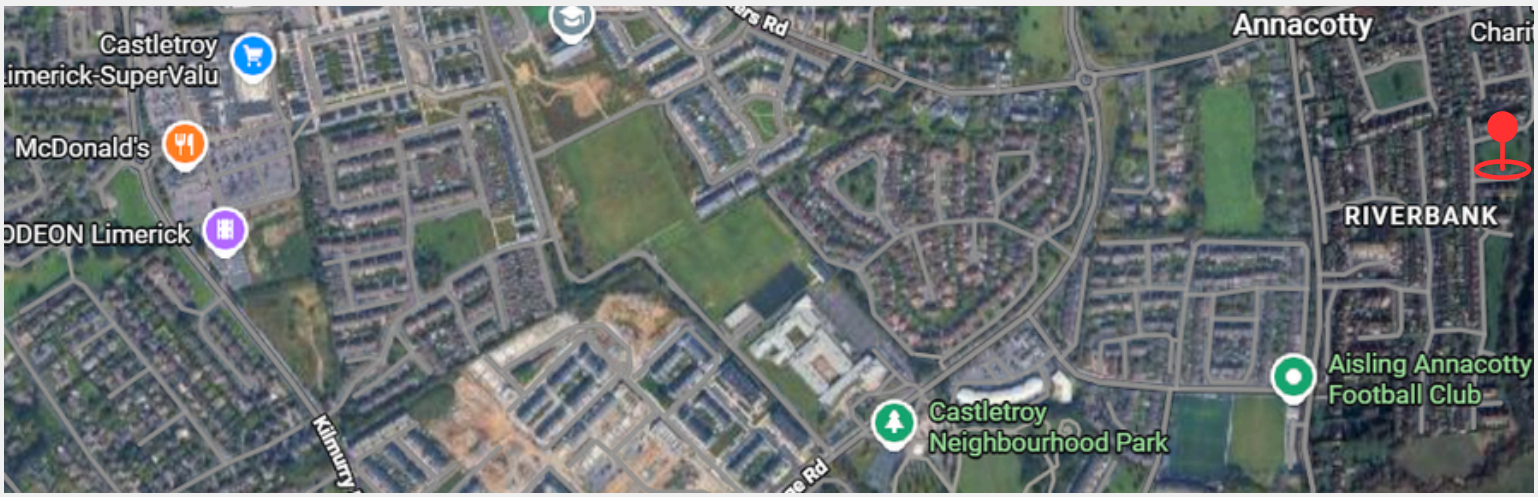





9







Agent Details:

James Kearney MIPAV

T: 061-413511

E: jkearney@rooneys.ie

PSRA No. 002593-011121



99 O' Connell St. Co. Limerick, V94 P8CY

11 The Cornstore, Co. Galway, H91FY2X

www.rooneys.eu

(061) 413 511

info@rooneys.eu

PSRA No. 002593

These Particulars and Terms are issued by Rooney Auctioneers (Limerick) Limited on the agreed understanding that all negotiations in respect of the property mentioned, are and will be conducted through them. Whilst every care has been taken in preparing these Particulars and Terms of the said property, Rooney Auctioneers (Limerick) Limited do not warrant these Particulars and Terms or any representations made by them about the property and all intending purchasers/lessees should satisfy themselves as to the correctness and/or accuracy of the information given. Rooney Auctioneers (Limerick) Limited shall further not be liable for any loss or expenses, which may be incurred in visiting the property, should it prove unsuitable or to have been let, sold or withdrawn.

Rooney