



FOR SALE BY PRIVATE TREATY

**INISBEO,
NO. 8 ELM PARK,
ENNIS ROAD,
LIMERICK V94X3WX**

PRICE: €315,000





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce to the market this deceptively spacious three bedroomed terraced home which is positioned in a quiet cul de sac off the Ennis Road adjacent to Ard Scoil Ris, JFK, The Holy Rosary and Limerick Lawn Tennis Club. This property is also within a short walk from Limerick city centre, The Gaelic Grounds, TUS and Thomond Park.

The property offers spacious accommodation to include entrance hallway, living room, extended sitting room, kitchen, three large bedrooms and shower room.

Outside this property is complimented with a west facing rear garden and a walled front garden. There is vehicular access to the rear.

It is in our opinion this is a suitable property for first time buyers, for those trading down or indeed a superb investment property given its location.

A viewing of this property is highly recommended.



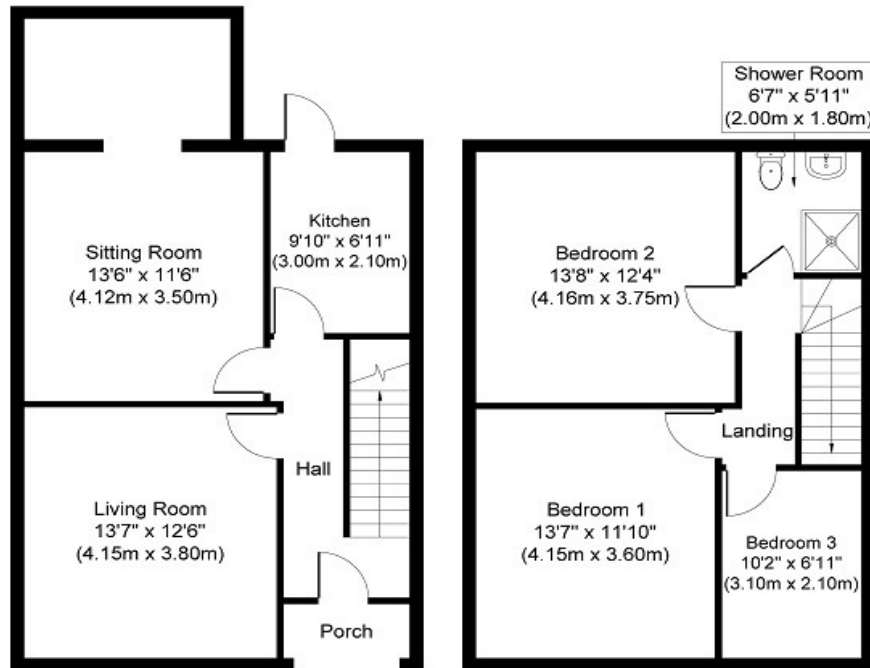


SPECIAL FEATURES

- Mid terrace
- Gas fired central heating
- Cul de sac
- West facing rear garden
- Three double bedrooms
- Extended sitting room
- Vehicular lane to the rear
- Adjacent to Limerick Lawn Tennis Club, JFK, The Gaelic Grounds, Thomond Park and just a short stroll to the city centre

ACCOMMODATION

- **Entrance Porch** Tiled floor. Porch light.
- **Entrance Hallway** Hardwood entrance door. Parquet flooring. Telephone point. Under stairs storage.
- **Living Room** Cast iron fireplace with tiled inset and ornate surround. Fitted shelving. Picture rail.
- **Sitting Room** Feature fireplace with tiled inset and ornate surround. Stanley solid fuel stove. The sitting room has been extended.
- **Kitchen** Array of eye and floor level units. Stainless steel sink unit with mixer tap. Granite work top space. Plumbed for washing machine. Quarry tile floor. Door to rear garden.
- **Upstairs**
- **Landing** Hot press with dual immersion. Access to attic via Stira staircase.
- **Shower Room** Tiled shower cubicle with Triton T90 SR electric shower. W. C. Wash hand basin.
- **Bedroom 1** Cast iron fireplace.
- **Bedroom 2**
- **Bedroom 3** Fitted wardrobes.
- **Outside** Fully walled west facing rear garden mainly laid to lawn. Large garden shed of block construction. Vehicular access to rear. Fully walled front garden with pedestrian access. Front garden is mainly laid to lawn and has a variety of mature plants and shrubs.



Ground Floor
Approximate Floor Area
596 sq. ft
(55.36 sq. m)

First Floor
Approximate Floor Area
523 sq. ft
(48.54 sq. m)

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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DIRECTIONS

Google Map: V94X3WX

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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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.