

AMV

€250,000

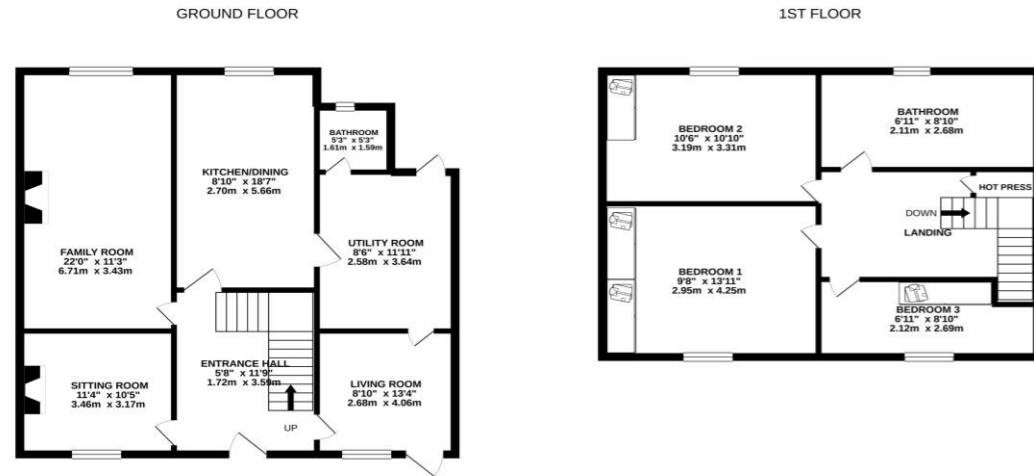
VIEWING:

Viewing by appointment with sole selling agents
O'Connor Murphy

DIRECTIONS

Driving out the Ennis Road, passing the Limerick Lawn Tennis Club on your right, take a right turn into Shannonvale/Hazeldene, continue and No. 10 Hazeldene will be on your right. An O'Connor Murphy sign outside.

FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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BER NO; 113095905

EPI:256.90 kWh/m²/yr

* Please note that some BERs have been issued with a Provisional status.

For further information:



Disclaimer: O'Connor Murphy and the vendor/ Lessor give no warranty, representation or guarantee in relation to the property. The particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/ Lessor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed, and any intending Purchasers/ Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misdescription shall be ground for a claim for compensation or for the rescission of the Contract by either the Vendor/ Lessor or the Purchaser/ Tenant. 5. Neither the Vendor/ Lessor nor O'Connor Murphy nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are concluded on the basis that the Purchaser/ Tenant shall be liable for any VAT arising on the transaction.

RESIDENTIAL



FOR AUCTION

10 Hazeldene Drive

Ennis Road, Limerick

3 Bedrooms | 121 sqm (1302 sqft)

AMV: €250,000

BER D1

Hibernian House, Henry Street, Limerick
T: 061 279 300 | E: info@oconnormurphy.ie
W: oconnormurphy.ie

OCM
O'CONNOR
MURPHY

PSRA Licence 001988



DESCRIPTION

For Sale by Online Auction on Thursday 23rd July 2020 via www.youbid.ie

O'Connor Murphy are delighted to introduce to the market this charming three bedroom, semi-detached home which commands a prime position, tucked away in this quiet mature residential area, just off the Ennis Road. Hazeldene, is quickly becoming the new up and coming neighbourhood for young families to set up a home for life, with the added benefit of been within walking distance to the city and all local amenities. While in need of modernisation, this home presents a blank canvas and an opportunity for one to refurbish to their own requirements and taste, it oozes potential and in the right hands, offers a unique opportunity for the discerning purchaser to create a very exceptional family home. Extended to the side and rear, this home could be further enhanced to suit a growing family or equally converted into a granny flat, the perfect choice for those seeking a house on which to place your own stamp. No. 10 Hazeldene is sure to appeal to an array of home seekers wishing to bring up a family in an ideal and well established location.

Internally, an entrance hallway leads to a cosy sitting room, an attractive family/dining open plan area overlooks the rear garden. The kitchen/breakfast room leads to the side extension enjoying two further rooms and a bathroom.

Upstairs, a generous landing provides access to three bedrooms, the family bathroom (recently refurbished) completes the accommodation.

Outside, the front has a cobble-lock driveway, lawn area and the enclosed rear garden is further enhanced by mature shrubbery that enjoys great privacy.

Put simply, Hazeldene is a family friendly location with No 10 superbly positioned. This most impressive extended three bedroom semi detached home is ideally suited to a growing family looking to put roots down in a quiet tranquil enclave just off the Ennis Road.

LOCATION

The location offers an unparalleled sense of convenience, within a gentle stroll of the city centre and Jetland shopping centre, schools (primary, secondary and third level), churches, restaurants and regular bus services. In addition, there are a host of leisure and sporting facilities within the immediate area including Na Piarasigh GAA Club, Gaelic Grounds, Thomond Park and Limerick Lawn Tennis Club. Limerick City is just a short drive away and access to the Main Road Network System.

SPECIAL FEATURES

- Enviably quiet location yet just a short walk from all amenities
- Close to Main National Road Network
- Short distance from town centre
- Wonderful family home located in an ideal quiet location

SERVICES

Gas Central Heating
Wired for Alarm
Mix of DGPVC/Aluminium/Wood
Pumped Expandable Foam Insulation in Walls & Attic

ACCOMMODATION

Ground Floor

Entrance Hallway - 3.59m (11'9") x 1.72m (5'8")
Sitting Room - 3.46m (11'4") x 3.17m (10'5")
Family Room - 6.71m (22'0") x 3.42m (11'3")
Kitchen/Dining Room - 5.66m (18'7") x 2.7m (8'10")
Shower Room - 1.61m (5'3") x 1.59m (5'3")
Living Room - 4.06m (13'4") x 2.68m (8'10")
Utility - 3.64m (11'11") x 2.58m (8'6")

First Floor

Landing - 2.13m (7'0") x 1.44m (4'9")
Bedroom 1 - 4.25m (13'11") x 2.95m (9'8")
Bedroom 2 - 3.31m (10'10") x 3.18m (10'5")
Bedroom 3 - 2.69m (8'10") x 2.11m (6'11")
Bathroom - 2.67m (8'9") x 2.1m (6'11")