



**FOR SALE BY PRIVATE TREATY**

**38 WOLFE TONE STREET,  
LIMERICK V94RCX4**

**PRICE: €180,000**

**BER C1**



## **DESCRIPTION**

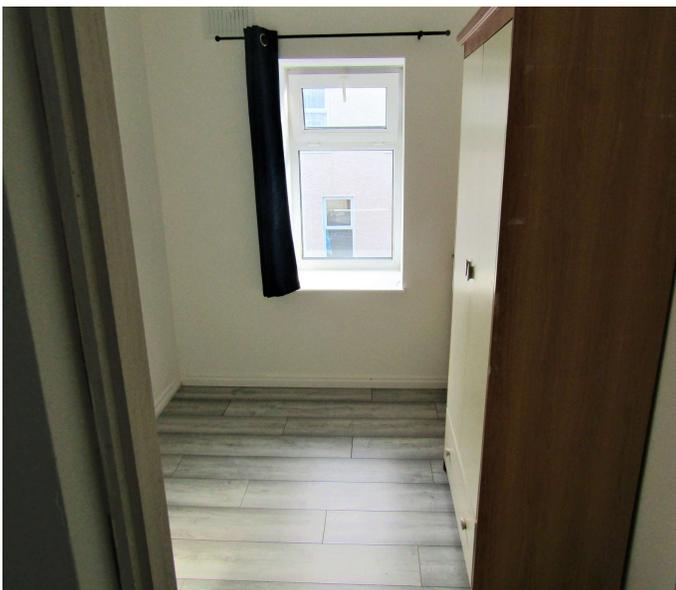
---

We are delighted to offer for sale this well located three bed roomed mid terrace property located just a short walk from Limerick City Centre and also within walking distance of Mary Immaculate College.

Accommodation comprises of entrance porch, entrance hallway, living room, kitchen, three bedrooms and bathroom.

Outside the property is further complimented by a private rear garden.

Viewing is advised.





## SPECIAL FEATURES

---

- Mid terrace
- Triple glazed windows
- Wood pellet stove heating
- Three bedrooms
- Adjacent to the city centre
- Private rear garden

## ACCOMMODATION

---

- **Entrance Porch** Woodgrain PVC entrance door.
- **Entrance hallway** Timber flooring.
- **Living Room** Tiled fireplace. Timber flooring. Coving.
- **Kitchen** Fitted kitchen with array of eye and floor level units. Single drainer stainless steel unit with mixer tap. Plumbed for washing machine.
- **Bathroom** Bath with glass shower door tiled surround and Triton T90 Z electric shower. W.C. Wash hand basin.
- **Upstairs**
- **Bedroom 1**
- **Bedroom 2**
- **Bedroom 3**
- **Outside** Fully enclosed private rear garden. Outside tap and light.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V368 Ltd 2021 | www.housewiz.com

## PRICE

€180,000

## DIRECTIONS

V94RCX4

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## 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.