



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 bedrooomed 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.



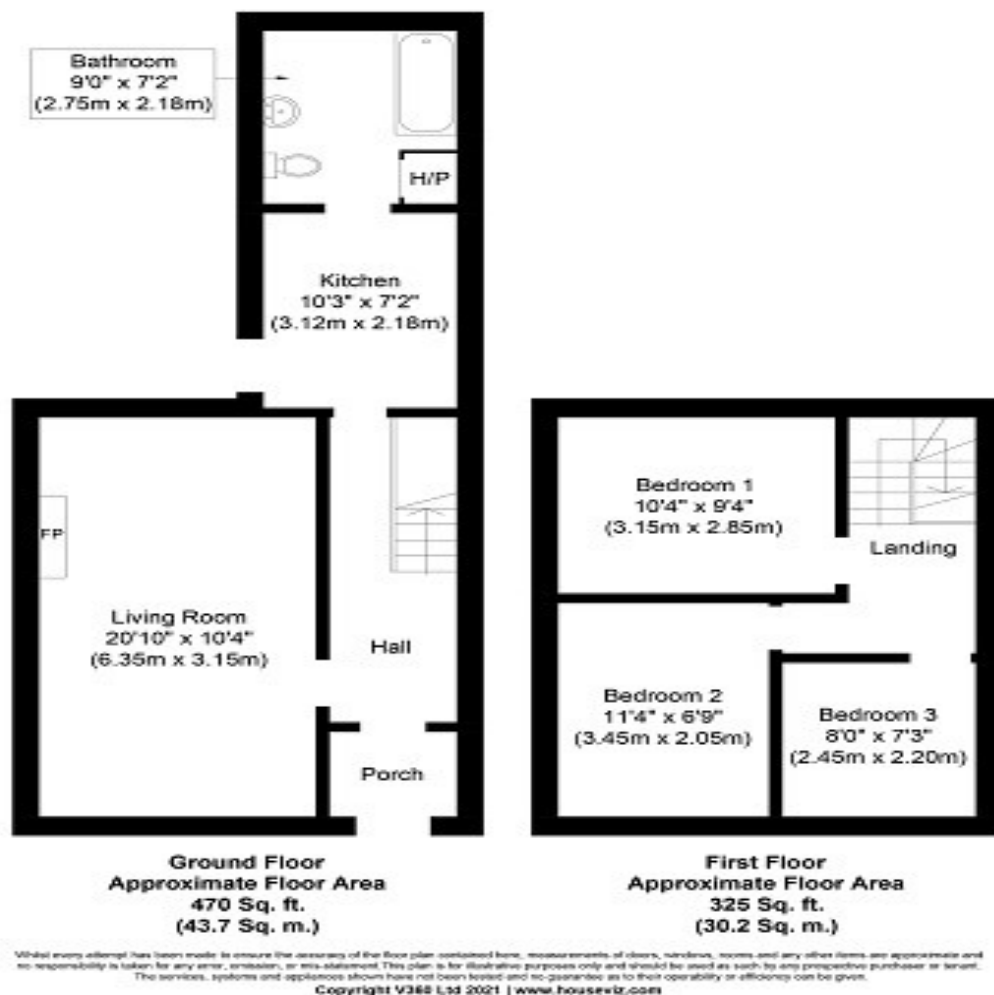


SPECIAL FEATURES

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.



PRICE

€180,000

DIRECTIONS

V94RCX4

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
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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.