

Outside

Walled and gated front garden with driveway which will take 2 cars. Outside to the rear there is an enclosed rear yard.



**17 Rossa Avenue,
Off Mulgrave Street,
Limerick.**

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

Price

Region €115,000

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

A wonderful opportunity arises to acquire this city centre property at an affordable price. The property is located just off Mulgrave Street within a short stroll of the city centre with all its amenities.

This fine starter home comprises of entrance hallway, living room, kitchen / dining room, 2 bedrooms and bathroom. Inside the property has been extended and upgraded to a very high standard.

Outside walled and gated front garden with driveway which will take 2 cars. To the rear there is an enclosed rear yard.

A viewing of this property is highly recommended.

Special Features

- * Gas fired central heating
- * Double glazed windows
- * Kitchen extension
- * Excellent decorative condition
- * Off street parking
- * BER: D1



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	2.3m x 1.33m 7'5" x 4'4"	White PVC entrance door. Hardwood flooring.
Living Room	5.1m x 4.85m 16'7" x 15'9"	Open fireplace. Solid oak flooring. Range of fitted presses and shelving. Double doors leading to
Kitchen / Dining	6.65m x 2.8m 21'8" x 9'2"	Modern fitted shaker style calvados kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Belling 5 plate gas hob. Extractor hood. Creda Double oven. Plumbed for washing machine. Plumbed for dishwasher. Hardwood oak flooring in dining area. Tiled floor in kitchen area. White PVC glass pannelled door to rear. Kitchen has a volted ceiling with velux window.
Office	1.7m x 2m 5'6" x 6'6"	Fitted shelving.
Upstairs:		
Bathroom	2.57m x 1.9m 8'4" x 6'2"	Modern fitted bathroom suite. Bath with T90si electric shower. w.c. and wash hand basin. Vanity unit. Recess lighting. Tiled floor and tiled bath surround.
Bedroom 1	2.8m x 3.35m 9'1" x 10'10"	Range of fitted wardrobes. Timber flooring.
Bedroom 2	3.6m x 2.85m 11'8" x 9'3"	Range of fitted wardrobes. Timber flooring.