

1st Floor		
Accommodation	Size M. Ft.	Description
Bedroom 1	5.3m x 3.6m 17'4" x 11'8"	
Bedroom 2	3.85m x 3.4m 12'6" x 11'2"	
Bedroom 3	4.15m x 3.35m 13'6" x 11'	
Bedroom 4	3.4m x 3.3m 11'2" x 10'8"	
2nd Floor		
Room 1	3.5m x 5m 11'5" x 16'4"	
Room 2	3.5m x 5m 11'5" x 16'4"	
Room 3	1.75m x 2.85m 5'7" x 9'4"	
Outside		
Front garden measuring approx. 30 meters. Rear garden which is fully walled measuring approx. 15 meters. Number of garden sheds and a 2 storey stone building to the rear with potential for a mews, townhouse or office which measures C. 1,200 sq.ft. over 2 floors.		

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.



**5 Victoria Terrace,
South Circular Road,
Limerick.**

Price
Region €200,000
Barrack House, O' Connell Avenue, Limerick. Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

A rare opportunity arises to acquire this substantial double fronted period residence which is located in one of Limericks best residential areas the South Circular Road while being just a short stroll from the City Centre and its many amenities.

The property offering C. 2,200 sq. ft. of accommodation which is in need of a full refurbishment and also has the advantage of a double fronted 2 storey garage to the rear of the property which subject to any necessary planning permissions would make for an ideal mews town-house, offices or gym.

Accommodation comprises of entrance porch, entrance hallway, 3 reception rooms, kitchen, utility room, 4 double bedrooms on the 1st floor and two further bedrooms on the 2nd floor.

The property would be ideally suited for a builders refurb or a discerning purchaser looking for a substantial private residence in a great location.

Special Features

- * Double fronted property
- * Mid terrace
- * 3 receptions
- * 6 bedrooms
- * Large front garden
- * Large Mews site to rear
- * 3 floors
- * Adjacent to city centre
- * Prime residential location
- * Nearby - Laurel Hill Secondary School & The Redemptorist Church
- * **BER Rating: G**



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Porch	2.33m x 2.55m 7'6" x 8'4"	Hardwood entrance door.
Entrance Hallway	7.9m x 1.8m 25'9" x 5'9"	Coving. Picture rail. Dado rail.
Living Room	5.5m x 3.35m 18'04" x 11'	Feature fireplace. Coving. Picture rail.
Sitting Room	3.45m x 4m 11'3" x 13'12"	Coving. Picture rail.
Family Room	3.5m x 3.75m 11'5" x 12'3"	Feature fireplace. Picture rail.
Dining Room	3.3m x 2.3m 10'8" x 7'5"	
Utility Room	2.35m x 3.9m 7'7" x 12'8"	
Kitchen	3.7m x 3.35m 12'1" x 11'	
Annex	3.7m x 2.5m 12'1" x 8'2"	Door to rear garden.
1st Floor Return		
Bathroom	3.75m x 3.4m 12'3" x 11'2"	