



FOR SALE BY PRIVATE TREATY

**32 HENRY STREET,
LIMERICK CITY,
LIMERICK V94XF24**

PRICE: €275,000.



DESCRIPTION

A superb opportunity arises to acquire this fabulous period three storey over basement city centre property which has been partially refurbished and offers the discerning purchaser an opportunity to finish this project to their own requirements.

Accommodation comprises of entrance hallway, kitchen/dining room, bedroom ensuite and utility on the ground floor and a wet room on the ground floor return. Basement offers one large open plan room which could be divided into two rooms. First floor contains a living room and bedroom. Second floor has a master bedroom with a bathroom and wet room ensuite and the third floor is an attic room.

Outside the property has a private rear garden with vehicular access through an up and over door and a feature of the garden is a raised deck area accessed from both the bedroom on the first floor and a spiral aluminium staircase from the garden.

A viewing of this property is highly recommended.



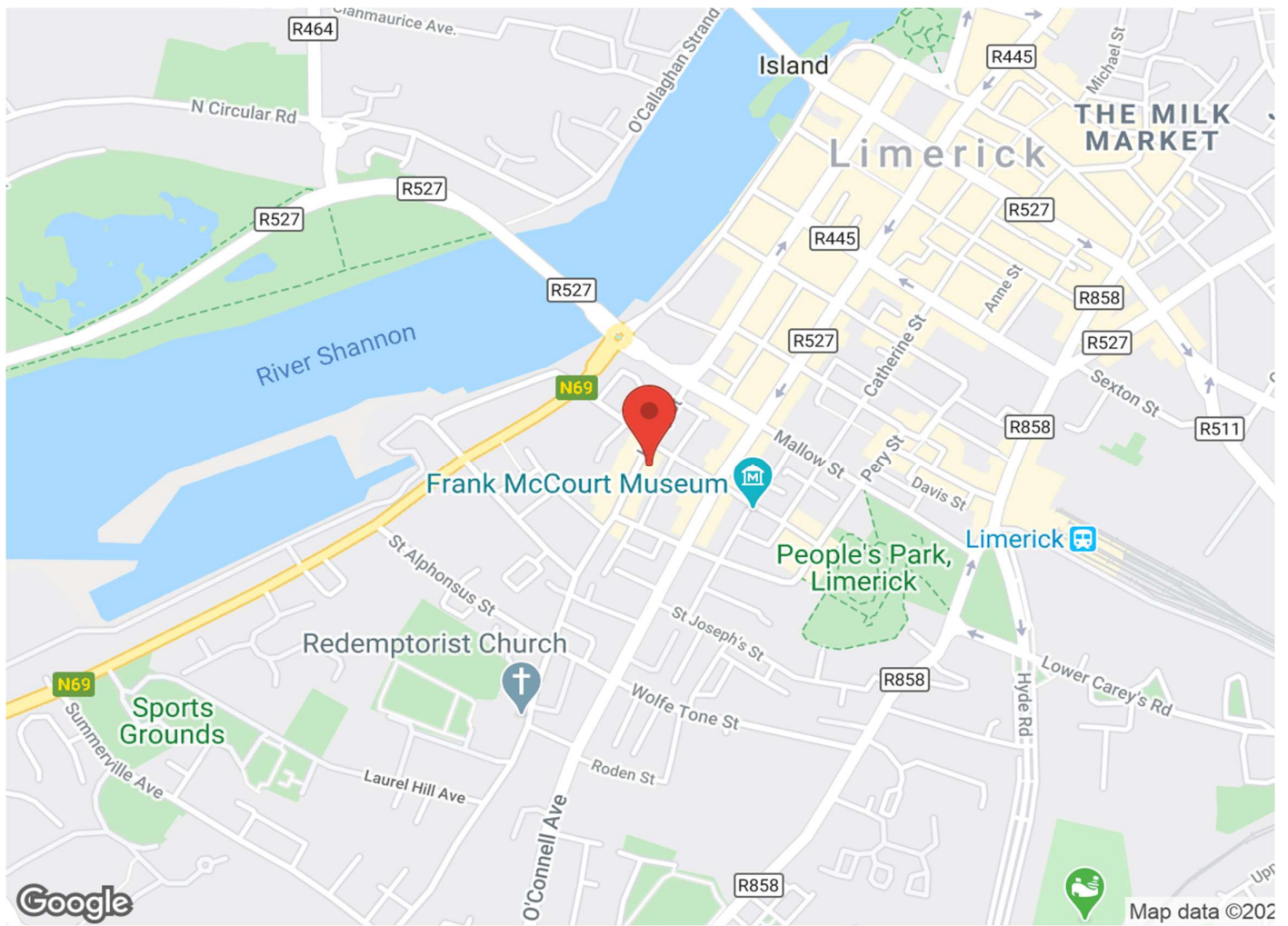


SPECIAL FEATURES

- Period terraced town house
- Double glazed windows
- Gas fired central heating
- Alarm
- Three storeys over basement
- Partially refurbished
- Vehicular access to rear
- Rear courtyard with spiral staircase leading to a first floor deck area
- Four bedrooms

ACCOMMODATION

- | | | |
|--|---------------|--|
| • Entrance Hall | 4.8m x 1.35m | Hardwood entrance door with overhead fan light. Solid oak flooring. |
| • Bedroom | 3.8m x 4.4m | Recessed lighting. |
| • Ensuite | 2.6m x 1.9m | Wet room. Tiled walls. W.C. Wash hand basin. |
| • Kitchen/Dining Room | 6.7m x 4.45m | Modern fitted kitchen with array of eye and floor level units. Display cabinets. Island with granite worktop space and one and half bowl stainless steel sink unit and underneath display cabinets. Rangemaster double oven with six plate gas hob. Extractor fan. Granite worktop space. Recessed wall and ceiling light. Double glazed french door to rear garden. |
| • Utility Room | 4.3m x 3.2m | Plumbed for washing machine. |
| • Ground floor return | | |
| • Wet Room | 3.0m x 1.7m | Tiled walls. W.C. Wash hand basin. Shower unit. |
| • Basement | 4.9m x 8.3m | Large open plan room. |
| • Store Room | 4m x 1.5m | Double glazed french doors to front courtyard |
| • First Floor | | |
| • Living Room | 5.2m x 4.25m | |
| • Bedroom | 4.45m x 3.2m | Double glazed french doors to balcony which has a spiral staircase leading to the rear garden. |
| • Second Floor | | |
| • Bedroom | 5.15m x 4.32m | Solid oak flooring. |
| • Bathroom & Wet Room Ensuite | 4,25m x 3.15m | Free standing bath. Wet room. W.C. Wash hand basin. Solid oak flooring. Recessed lighting. |
| • Third Floor | | |
| • Attic Room | 3.9m x 5.2m | |



PRICE

€275,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

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