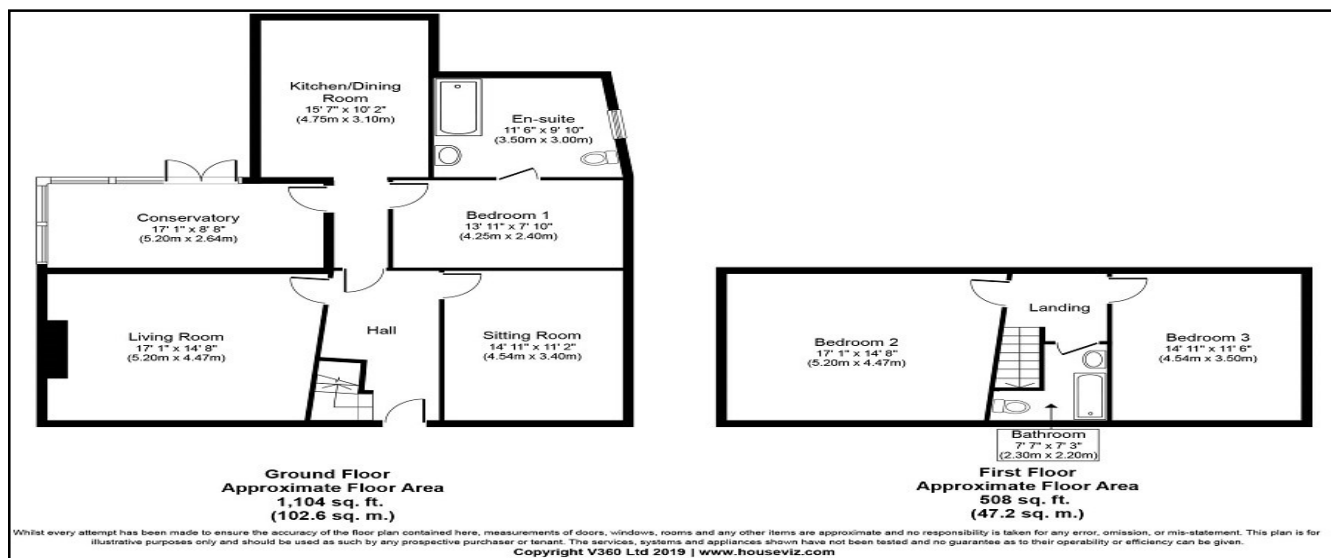




FOR SALE BY PRIVATE TREATY

**KLEINBERG
SOUTH CIRCULAR ROAD
LIMERICK**

REGION: €195,000



DESCRIPTION

A unique opportunity arises to acquire this semi detached town house in a great location close to the city centre. This property which requires a full refurbishment has a large rear garden extending to c. 30m and also offers the purchaser an opportunity to extend the property subject to any necessary planning permission.

Current accommodation comprises of entrance hall, living room, sitting room, kitchen/dining room, downstairs bedroom with ensuite, conservatory and two further double bedrooms and bathroom upstairs.

SPECIAL FEATURES

Semi detached	Potential to refurbish and extend
Large rear garden	Period features
Excellent location	Adjacent to city amenities

ACCOMMODATION

Entrance Hall	4.90m x 2.25m	Hardwood entrance door.
Living Room	5.20m x 4.47m	Feature fireplace with tiled and cast iron inset. TV point.
Sitting Room	4.54m x 3.40m	Feature fireplace.
Bedroom 1	4.25m x 2.40m	Range of fitted wardrobes.
Ensuite	3.50m x 3.0m	Bath. W.C. W.H.B. in vanity unit. Bidet. Tiled walls and floor.
Kitchen / Dining Room	4.75m x 3.10m	Range of fitted eye and floor level units. Plumbed for washing machine. Tiled Floor. Double drainer stainless steel sink unit with mixer tap.
Conservatory	5.20m x 2.64m	White aluminium door to rear garden. Tiled floor.
Upstairs		
Bedroom 2	5.20m x 4.47m	Fireplace
Bedroom 3	4.54m x 3.50m	Fireplace. Fitted wardrobes.
Bathroom	2.30m x 2.20m	Bath. W.C. W.H.B.

VIEWING

By appointment only Negotiator - Geoffrey de Courcy

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