



FOR SALE BY PRIVATE TREATY

**GREENVILLE,
SOUTH CIRCULAR ROAD,
LIMERICK V94AVN5**

PRICE REGION: €490,000.

BER E2



DESCRIPTION

A rarity on the market, this spacious detached 5 bedroom house boasts a peaceful, prime city centre location with large front and rear gardens.

As one of only a handful of detached properties on the South Circular Road and the first to come onto the market for many decades, this is truly a once in a lifetime opportunity to own a house of this calibre in the area.

An ideal family home, it would suit a discerning buyer with aspirations to put their stamp on an extremely well-maintained period property.

House

The late-1800s property is notable for its high ceilings and bright spacious rooms. It comprises of entrance hallway, living room, sitting room, back room, kitchen and pantry rooms, boiler house, bathroom and separate W.C., four double bedrooms and 1 single room. The four spacious bedrooms and 1 single bedroom all feature superbly large double-glazed sash windows, and each of the 4 double rooms have a concealed fireplace.

There are several original and vintage features maintained throughout the house including mosaic entrance hall tiles, wooden hallway door with leaded/stained glass inset, and tiled and marble and mahogany living room fireplaces.

Gardens

The back garden, totalling 100ft length, comprises of a raised patio area (with ample space to spare to develop the back of the house), and an equally spacious, clean and level lawn ripe for landscaping.

The gated front garden is half lawn, half driveway space with parking for up to four cars.

Location

Situated on Limerick's coveted South Circular Road, there are many local amenities, education and community spaces within a short walking distance:

Mary Immaculate College: 1 min

The Model School (All Irish speaking): 5 min

Fennessys Pub: 5 min

Lime Tree Theatre: 6 min

Scoil Mhathair De: 2 min

Peony Court Chinese: 9 min

Redemptorist Church: 3 min

Green Yard Café: 7 min

The city centre is a mere 12 to 15 minute walk.



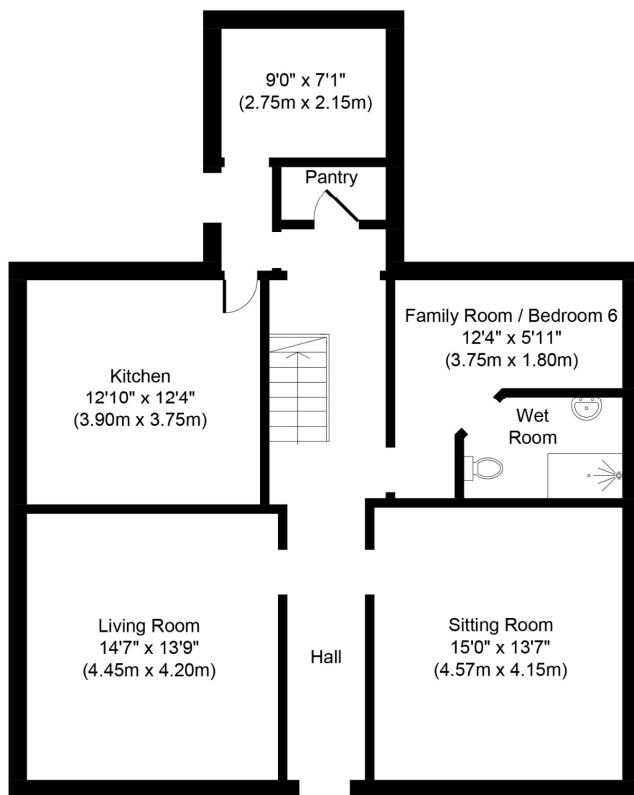


SPECIAL FEATURES

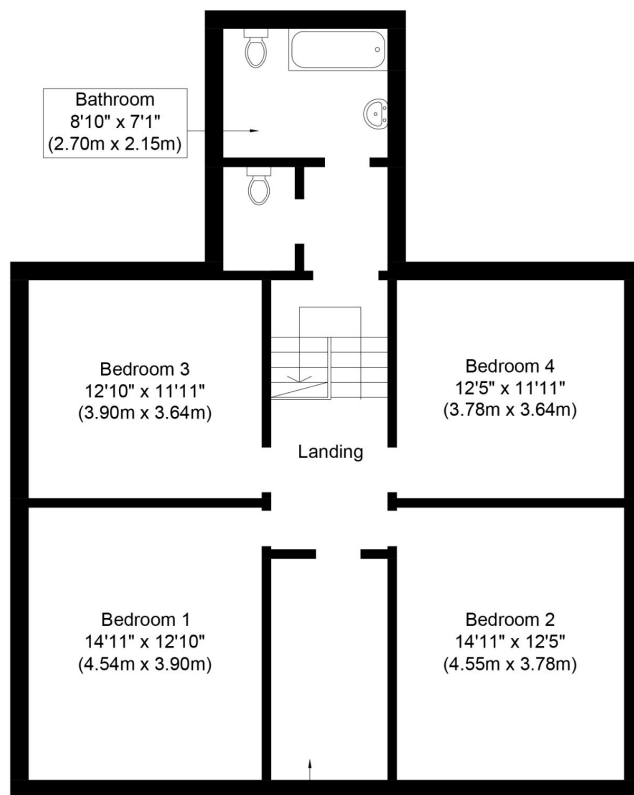
Detached
 Double glazed windows
 Oil fired central heating – BER E2
 Large front and rear gardens
 Superb potential to extend subject to PP
 Prime location within short walking distance to Limerick City Centre, Mary Immaculate College and all amenities
 Off street parking for up to four cars
 Alarm
 Five / Six bedrooms
 Garden Storage shed – block construction
 Walk in pantry
 Downstairs wet room
 Kitchen complete with units, Stanley range and plumbed for dishwasher
 Viewing is highly recommended

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door. Coving. Door to inner hallway with frosted, leaded and stained glass inset. Period floor tiling (concealed) Coving. Understairs storage. Alarm point.
- **Living Room** Feature marble fireplace with ornate mahogany surround. Fitted cabinet. Coving. Picture rail. TV point.
- **Sitting Room** Tiled fireplace. Coving. TV point.
- **Family Room / Bedroom 6** Fitted wardrobes. Door to rear garden.
- **Wet Room** Dimplex powerscourt electric shower. W.C. Wash hand basin. Extractor fan. Fully tiled walls and floor.
- **Kitchen** Array of fitted presses. Cutlery drawer. Single drainer stainless steel sink unit with mixer tap. Stanley range. Plumbed for dishwasher.
- **Pantry** Fitted shelving.
- **Boiler Room**
- **Upstairs Return**
- **Bathroom** Bath with Triton T90 XR electric shower. W.C. Wash hand basin.
- **Linen Cupboard**
- **Separate W.C.**
- **First Floor**
- **Bedroom 1** Picture rail. Concealed fireplace. Coving.
- **Bedroom 2** Picture rail. Concealed fireplace. Coving.
- **Bedroom 3** Picture rail. Coving. Range of fitted wardrobes and wash hand basin in vanity unit.
- **Bedroom 4** Wash hand basin.
- **Bedroom 5**
- **Outside** Fully walled large rear garden mainly laid to lawn in excess of 100 ft. long. Large patio area. Gated side entrance. Garden shed of block construction. Fully walled front garden part lawned and gated driveway. Ample room for four cars.



Ground Floor
Approximate Floor Area
1018 Sq. ft.
(94.6 Sq. m.)



First Floor
Approximate Floor Area
1018 Sq. ft.
(94.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PRICE

PRICE REGION: €490,000.

VIEWING DETAILS

By appointment only

DIRECTIONS

Google map V94AVN5

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