



FOR SALE BY PRIVATE TREATY

**17 PENNYWELL GARDENS,
PENNYWELL,
LIMERICK CITY, V94Y2RC**

3 Bed Terraced House

PRICE: €160,000

BER D2

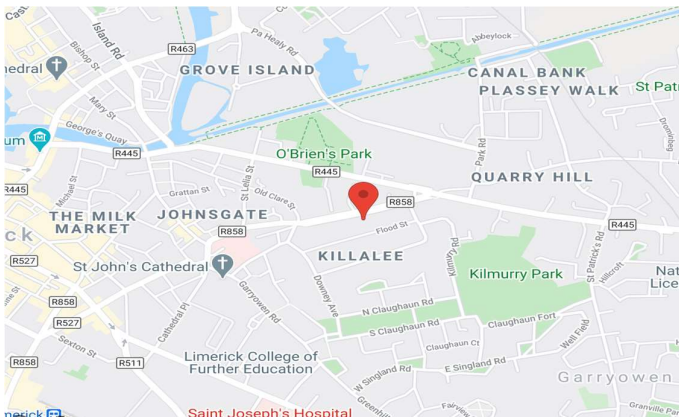


DESCRIPTION

Centrally located 3 bed mid terrace house in Limerick city within walking distance of all amenities.

The accommodation comprises of sitting room, kitchen / dining room, three bedrooms, bathroom and a good sized private rear garden.

To the front the property benefits from a small garden area with off street parking.



SPECIAL FEATURES

City centre location
Good condition throughout
Windows and doors replaced in recent years

ACCOMMODATION

Entrance Hall	1.87m x 4.18m	
Living Room	3.5m x 4.18m	Natural gas fire.
Kitchen / Dining Room	5.38m x 3.55m	Built in wall and floor units.
Upstairs		
Landing	2.18m x 2.0m	
Bedroom 1	3.2m x 4.1m	Built in wardrobes. Bay window.
Bedroom 2	3.11m x 3.2m	Built in wardrobe.
Bedroom 3	2.2m x 3.1m	Built in wardrobe.
Hotpress		
Bathroom	1.7m x 2.1m	Bath with electric shower. W.C. W.H.B



VIEWING

By appointment only

Contact Negotiator
Brian O'Dwyer

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.