

Outside

Enclosed rear yard area, fully cobblelocked. Private door to car park. Front garden with walled, railed and gated entranceway. Cobblelock patio area. Electric gates to secure car parking.



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.



**No. 4 Blackboy Terrace,
Mulgrave Street,
Limerick.**

Price

Region €130,000

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We are delighted to offer for sale No. 4 Blackboy Terrace which is part of a modern development of 4 properties, built C. 2002 and comes to the market in excellent decorative condition.

The bright spacious airy accommodation comprises of entrance hallway, living room, kitchen / dining room, 3 double bedrooms and bathroom.

Outside the property has a rear yard with a door leading to the secure parking area accessed via electronic gates. The property is located on Blackboy Road a continuation of Mulgrave Street and within walking distance of Limerick City Centre.

Special Features

- * Two storey mid terrace
- * Double glazed windows
- * Gas fired central heating
- * Built C. 2002
- * Management Company in place
- * Secure off street car parking via electronic gates
- * 1 car space
- * 3 double bedrooms
- * Excellent decorative condition
- * Adjacent to city centre
- * **BER Rating: C3**



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	5m x 1m 16'4" x 3'3"	Hardwood entrance door. Timber floor.
Living Room	3.95m x 4m 12'9" x 13'12"	Marble fireplace with ornate surround. Timber flooring. T.V. point.
Kitchen / Dining Room	5.15m x 4.25m 16'9" x 13'9"	Modern fitted kitchen with array of eye and floor level units. Four cutlery drawers. Zanussi built in oven and four plate hob. Plumbed for washing machine. Single drainer stainless steel sink unit with mixer tap and tiled splashback area. Breakfast counter. Tiled floor in kitchen and timber floor in dining area.
Upstairs		
Landing		
Bathroom	2.2m x 2.15m 7'2" x 7'	Bath with Triton T90si electric shower. Glass shower door. W.C. and wash hand basin. Fully tiled floor. Part tiled walls. Velux window.
Bedroom 1	2.9m x 3.45m 9'5" x 11'3"	Fitted wardrobes. Telephone point. Velux window.
Bedroom 2	2.85m x 2.6m 9'35" x 8'5"	Telephone point. Fitted wardrobes.
Bedroom 3	2.45m x 3.85 8' x 12'6"	Telephone point. Fitted wardrobes.