

Outside

Walled front garden with driveway via double gates and pedestrian gate. To the rear there is a fully walled enclosed rear garden. Outside tap. Outside sensor light.



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.



**5 Rossa Avenue,
Off Mulgrave Street,
Limerick.**

Price

Region €89,950

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

A wonderful opportunity arises to acquire this city centre property at an affordable price. The property is located just off Mulgrave Street within a short stroll of the city centre with all its amenities.

This fine starter home or investment opportunity comprises of entrance hallway, living room, kitchen / dining room, guest w.c., 2 bedrooms and shower room.

Outside the property has an enclosed rear garden and a front garden with off street parking.

A viewing of this property is highly recommended.

Special Features

- * Terraced
- * Double glazed windows
- * Alarm
- * Off street parking
- * Excellent location
- * Guest w.c.
- * Adjacent to city centre
- * Enclosed rear garden
- * Gas fired central heating



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	1.3m x 2.35m 4'3" x 7'7"	White aluminium glass panelled entrance door. Alarm point.
Living Room	2.65m x 3.87m 8'7" x 12'7"	Feature marble fireplace with gas coal effect fire and ornate mahogany surround. Coving. T.V. point. Telephone point.
Kitchen / Dining	4.9m x 2.33m 16'11" x 7'7"	Fully fitted kitchen with ample array of eye & floor level units. Display cabinets, shelving, single drainer stainless steel sink unit with mixer unit and tiled splashback area. Fully tiled floor. Plumbed for washing machine.
Guest W.C.	1.76m x 1.8m 5'8" x 5'9"	Modern fitted guest w.c. with wash hand basin and vanity unit. Fully tiled walls and floor. Extractor fan.
Upstairs		
Shower room	2.45m x 2.35m 8' x 7'7"	Shower cubicle with Mira Elite electric shower. W.C. and wash hand basin. Pine ceiling
Bedroom 1	3.9m x 2.77m 12'8" x 9'1"	
Bedroom 2	3.6m x 2.32m 11'8" x 7'6"	