



FOR SALE BY PRIVATE TREATY

**5 & 5A ST. BRIDGETS TERRACE,
FARRANSHONE,
LIMERICK V94H585 & V94Y796**

PRICE: €240,000





DESCRIPTION

A great opportunity arises to buy this investment property currently set out and with planning for two one bedroom apartments on the ground floor and first floor. There is also an annex to the rear which could be incorporated into the ground floor apartment and or remain as a separate one bedroom unit subject to gaining the necessary planning permission.

This property could also be readily reinstated to a family home. The property which is situated close to Limerick City Centre and all its amenities has front and rear gardens and has pedestrian access to the rear of the property.





ACCOMMODATION – No. 5

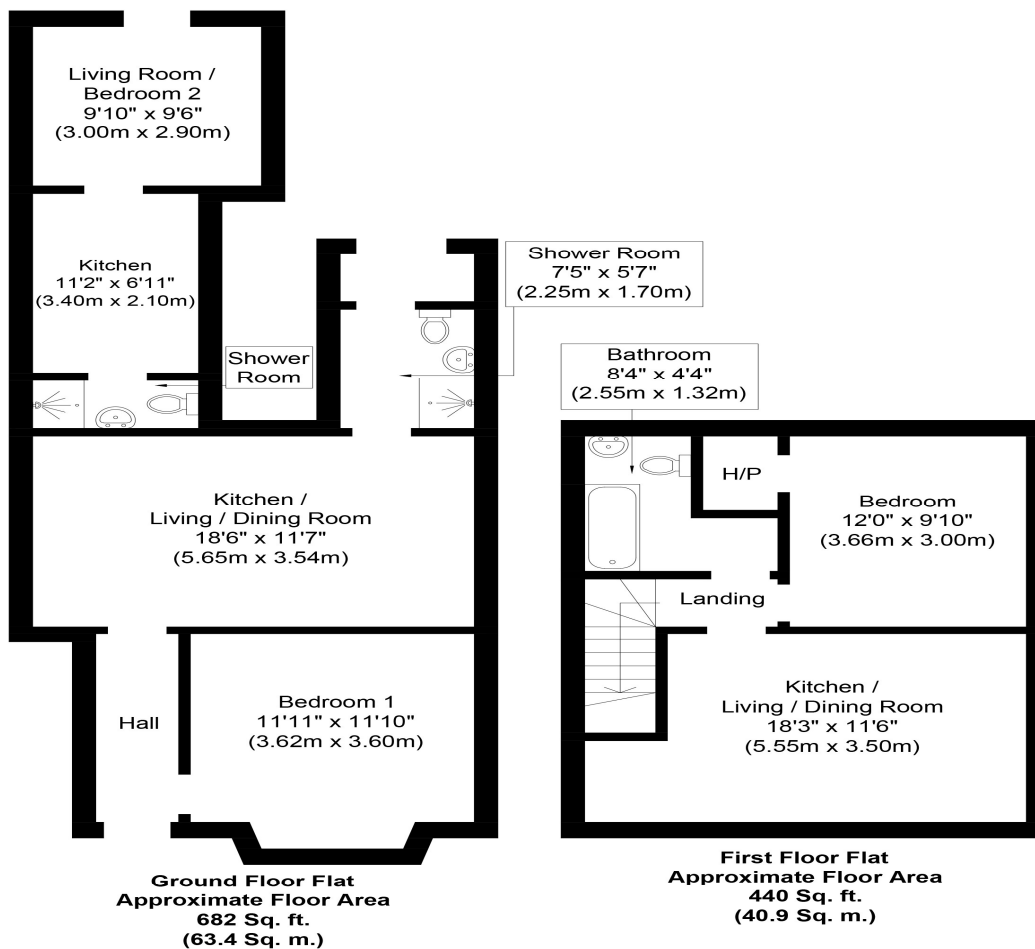
- **Entrance Hallway** White aluminium entrance door. Tiled floor.
- **Bedroom** Tongue and groove floor. TV point. Bay window.
- **Living Room / Dining Room / Kitchen** Eye and floor level units. Single drainer stainless steel sink unit. Tiled floor. Cast iron fireplace.
- **Shower Room** Shower cubicle with Mira Elite 2 electric shower. W.C. Wash hand basin. Fully tiled walls and floor. Door to rear garden.

ACCOMMODATION – No. 5A

- **Entrance Hall** White aluminium entrance door. Tiled floor.
- **Living Room / Dining Room / Kitchen** Eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Island with overhead presses and floor presses. Tongue and groove floor. Cast iron fireplace. TV point.
- **Bedroom** Tongue and groove floor.
- **Bathroom** Bath with Mira Elite electric shower. Glass shower door. W.C. Wash hand basin.

ACCOMMODATION – Rear Annex

- **Living Room / Bedroom / Kitchen / Shower Room**
- **Outside** Fully walled rear garden with pedestrian access to the rear. Walled and hedged front garden.



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

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DIRECTIONS

Google Map V94H585 & V94Y796

VIEWING DETAILS

By appointment only

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.