



FOR SALE BY PRIVATE TREATY

**NO. 5 FAIRVIEW COTTAGES,
MULGRAVE STREET,
LIMERICK V94FWC6**

PRICE: €170,000

BER B3



DESCRIPTION

We are delighted to present for sale this charming three bed, end of terrace, dormer red brick residence located on Mulgrave Street just a short walk from Limerick City Centre and all it's amenities.

The bright and surprisingly spacious accommodation comprises of entrance hallway, living room, dining room, kitchen / breakfast room, bathroom, three bedrooms and shower room.

Outside the property has a private, secluded rear garden and a front court yard.

A viewing of this property is highly recommended.





SPECIAL FEATURES

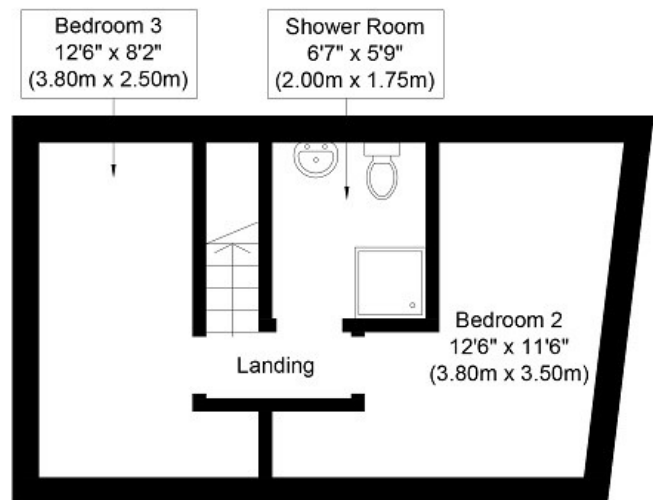
End of terrace
 Gas fired central heating
 Double glazed windows
 Kitchen extension
 Private rear garden
 Three bedrooms
 Two bathrooms

ACCOMMODATION

- **Entrance Hall** Black woodgrain PVC entrance door with frosted glass inset. Tiled floor.
- **Living Room** TV point. Laminate flooring.
- **Bedroom 1** TV point. Laminate flooring.
- **Living Room / Dining Room** Solid fuel stove. Laminate flooring. Under stairs storage.
- **Kitchen / Breakfast Room** Modern fitted kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Electrolux oven and four plate hob. Extractor fan. Double glazed PVC door to rear garden.
- **Bathroom** Bath with Triton T90 SR electric shower. W.C. Wash hand basin. Tiled floor. Tiled bath surround.
- **Upstairs**
- **Bedroom 2** Two velux windows
- **Bedroom 3** Two velux windows
- **Shower Room** Shower with Triton Delta electric shower. W.C. Wash hand basin. Tiled floor. Velux window.
- **Outside** Private rear garden to the rear and courtyard to the front which is fully walled with a pedestrian gate.



Ground Floor
Approximate Floor Area
544 Sq. ft.
(50.5 Sq. m.)



First Floor
Approximate Floor Area
263 Sq. ft.
(24.4 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

€170,000

DIRECTIONS

Google Map: V94FWC6

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.