

**PROPERTY  
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51 Johnsgate Village,  
off John Street,  
Limerick.

**G**reat opportunity for the first time buyer or investor to acquire this two bedroom town house located adjacent to the city centre and all its amenities. Presented in good decorative condition the spacious accommodation comprises of living room, kitchen, two bedrooms and bathroom.

**T**he property has a small rear garden and benefits from GFCH.

**Price**

Region €35,000

Barrack House, O'Connell Avenue, Limerick.

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## Accommodation

Accommodation	Size	Description
Entrance Hallway	2m x 3m 7' x 9'8"	Woodgrain PVC entrance doorway. Alarm point. Understairs storage area.
Living Room	4.7m x 3.85m 15'4" x 12'6"	T.V. point. Door to rear garden.
Kitchen	2.95m x 1.95m 9'7" x 6'4"	Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.

## Upstairs

Landing		Hot press with dual immersion.
Bedroom 1	3.4m x 2.95m 11'2" x 9'7"	Fitted wardrobes.
Bedroom 2	3.9m x 2.85m 12'8" x 9'4"	Fitted wardrobe
Bathroom	1.9m x 1.7m 6'2" x 5'6"	Bath. W.C. & wash hand basin.

## Special Features

- \* End of terrace
- \* Single glazed windows
- \* Rear garden
- \* 2 double bedrooms
- \* GFCH
- \* Adjacent to city centre
- \* Ideal Investment
- \* **BER RATING: C2**



### Viewing strictly by appointment

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