



## FOR SALE

**NO. 5,  
LITTLE GLENTWORTH STREET,  
LIMERICK V94E51F**

**PRICE: €210,000**

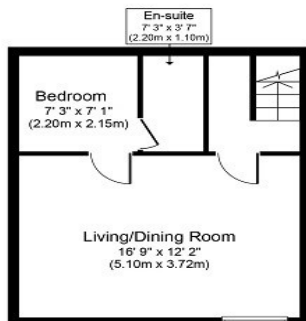
**BER E1**

## ACCOMMODATION

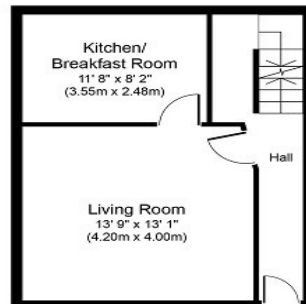
Entrance Hall	
Living Room	Feature marble fireplace with ornate surround. Coving.
Kitchen / Breakfast Room	Fitted kitchen with eye and floor level units. Four cutlery drawers. One and half bowl stainless steel sink unit with mixer tap. Plumbed for washing machine.
First Floor	
Bathroom	Bath. W.C. Wash hand basin. Shower with Triton T90 ZX.
Hotpress	Dual immersion.
Bedroom 1	Large double.
Second Floor	
Bedroom 2	Large double.
Bedroom 3	
Basement	Separate own door access.
Living Room / Dining Room	
Bedroom Ensuite	Shower, W.C, W.H.B.
Kitchen	Eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.

We are delighted to offer for sale this three storey over basement period residence currently set out in two units located just off Pery Square in the heart of Limerick city centre.

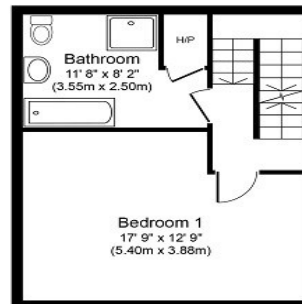
The property is currently laid out as a three storey three bed town house and a separate own door entrance to a one bedroomed basement unit.



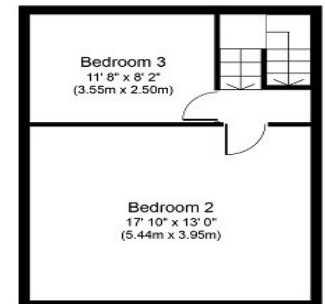
**Basement**  
Approximate Floor Area  
330 sq.ft.  
(30.7 sq.m.)



**Ground Floor**  
Approximate Floor Area  
361 sq. ft.  
(33.6 sq. m.)



**First Floor**  
Approximate Floor Area  
361 sq. ft.  
(33.6 sq. m.)



**Second Floor**  
Approximate Floor Area  
361 sq. ft.  
(33.6 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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