



**FOR SALE BY PRIVATE TREATY**

**9 GERARD STREET,  
LIMERICK CITY.**

**PRICE REGION: €180,000**







## DESCRIPTION

A superb opportunity arises to acquire a mid terrace three storey property.

Located on Gerard Street which runs between O'Connell Avenue and Henry Street in Limerick City Centre. This location benefits from being close to all local services and amenities while being just a short walk to the city centre.

Internally the property is currently laid out as a seven bedroom property. The house while some upgrades have been carried out and many of the original features retained, is in need of upgrading and modernisation.

The property has a small front garden with a good sized walled garden area to the rear.







## SPECIAL FEATURES

- Period residence
- Prime city centre location
- Seven bedroomed unit
- Potential home or investment property
- 3 Shower rooms
- Adjacent to all necessary amenities
- c. 150 Sq. M. (1,614 Sq. Ft.)
- Many original features

## ACCOMMODATION

- Entrance Hallway 5.0m x 1.2m
- Living Room 3.25m x 5.2m
- Bedroom 1 2.3m x 2.53m
- Bedroom 2 3.3m x 2.0m
- Back hall to kitchen area 2.5m x 2.3m
- Kitchen 2.5m x 2.3m
- Shower Room 2.0m x 2.0m
- **First Floor**
- Bedroom 3 3.36m x 4.23m
- Bedroom 4 3.36m x 4.1m
- Bedroom 5 2.3m x 2.2m
- **First Floor Return**
- Kitchenette Area 3.0m x 2.2m
- Shower Room 1.5m x 2.2m
- **Second Floor**
- Bedroom 6 3.8m x 4.3m
- Bedroom 7 3.0m x 1.2m
- Store Room 3.0m x 2.2m

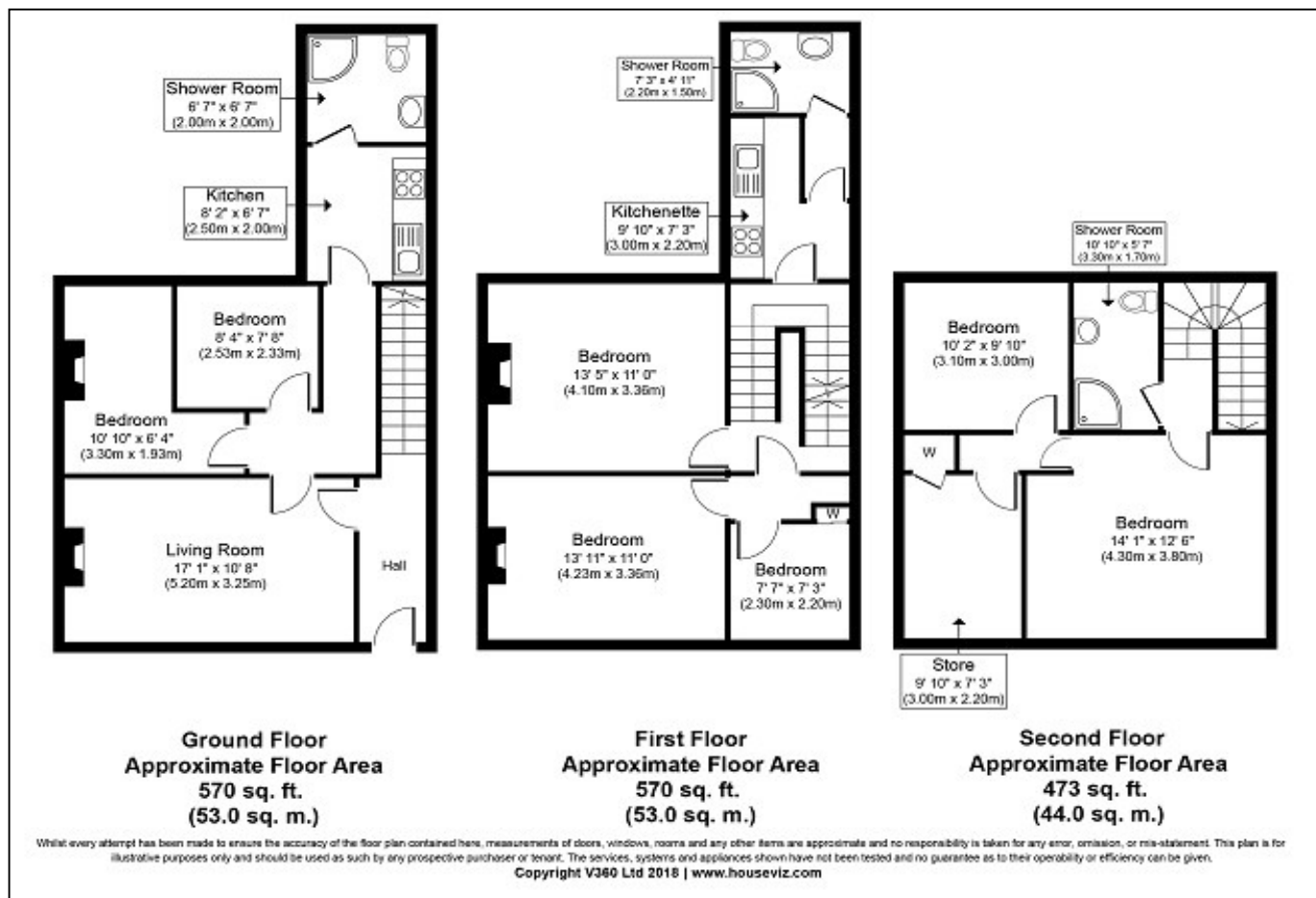
Feature fireplace.

Feature fireplace.

Door to rear garden.  
Shower. W.C. W.H.B.

Feature fireplace.  
Feature fireplace.

Leading to shower room.  
Shower. W.C. W.H.B.



## PRICE

€180,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## Outside

There is a small walled garden to the front with a good-sized walled garden to the rear.

## 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