

**PROPERTY
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**de Courcy
O'Dwyer**

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**27 Collins Avenue
Southill
Limerick**

Property Partners deCourcy O'Dwyer introduce for sale this two storey mid-terrace residence located close to the city and all its amenities.

The property c.76 sq.m. comprises of entrance hallway, living room,kitchen / dining room, 2 bedrooms and shower room.

Outside the property has front and rear gardens with off street parking to the front and pedestrian access to the rear.

A viewing of this property is recommended.

Price Guide:

Region €65,000

Barrack House, O'Connell Avenue, Limerick.
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PSRA Licence No.: 002371

Accommodation

Accommodation	Size	Description
Entrance Hall	3.87m X 1.8m 12'6" x 5'9"	Aluminium entrance door. Tiled floor. Understairs storage area.
Living Room	4.53m x 3.35m 14'8" x 10'9"	Cast iron fireplace with tiled inset. Marble hearth and ornate mahogany surround. Timber flooring. TV Point. Telephone point.
Kitchen / Dining Room	5.25m x 2m 17'2" x 6'5"	Kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. 5 Cutlery drawers. Plumbed for washing machine. Double glazed sliding patio door to
Utility Room	2.5m x 1.46m 8'2" x 4'7"	Plumbed for washing machine.
Landing	2.3m x 1.7m 7'5" x 5'5"	Hotpress.
Shower Room	1.82m x 1.66m 8'3" x 11'8"	Shower with Triton T90 Z electric shower. Glass shower door. W.C. Wash hand basin. Fully tiled walls and floor.
Bedroom 1	3.35m x 3.35 10'9" x 10'9"	
Bathroom 2	5.28m x 3.2m 17'3" x 10'4"	Timber Floor

Special Features

- * Mid Terrace.
- * Double glazed aluminium windows.
- * Gas fired central heating.
- * 2 double bedrooms.
- * South facing rear garden.
- * Pedestrian access from rear garden.
- * Overlooking green area to the rear.
- * Off street parking.



Outside

Front garden with off street parking. South facing walled rear garden.



“The Home of High Standards”

Viewing strictly by appointment

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