



FOR SALE

**3 ST. ALPHONSUS TERRACE,
QUIN STREET,
LIMERICK V94E6TF**



PRICE: €350,000

BER EXEMPT



DESCRIPTION

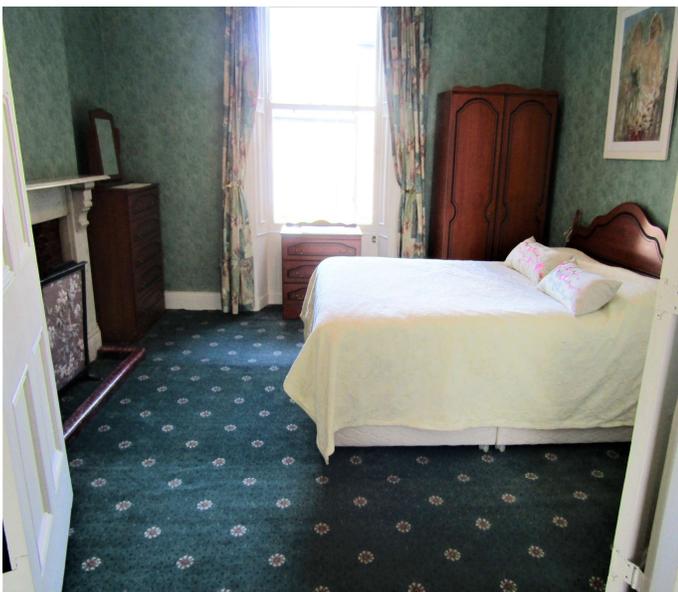
No. 3 is a most elegant period home over three stories and an attic conversion. It is superbly located between O'Connell Avenue and the South Circular Road adjacent to the Redemptorist Church. The property which has been well maintained offers superb accommodation, a front garden and rear courtyard with pedestrian access.

Accommodation comprises of entrance hall, living room, sitting room, bathroom, three bedrooms on the first floor, two attic rooms on the second floor and a family room, kitchen, shower room, bedroom and conservatory in the basement.

Centrally positioned within walking distance to the city centre Quin Street offers an idyllic setting within easy access to all local amenities.

It benefits from being within close access to Mary Immaculate College, Laurel Hill and just a short stroll from the city centre.

A viewing of this property is highly recommended.



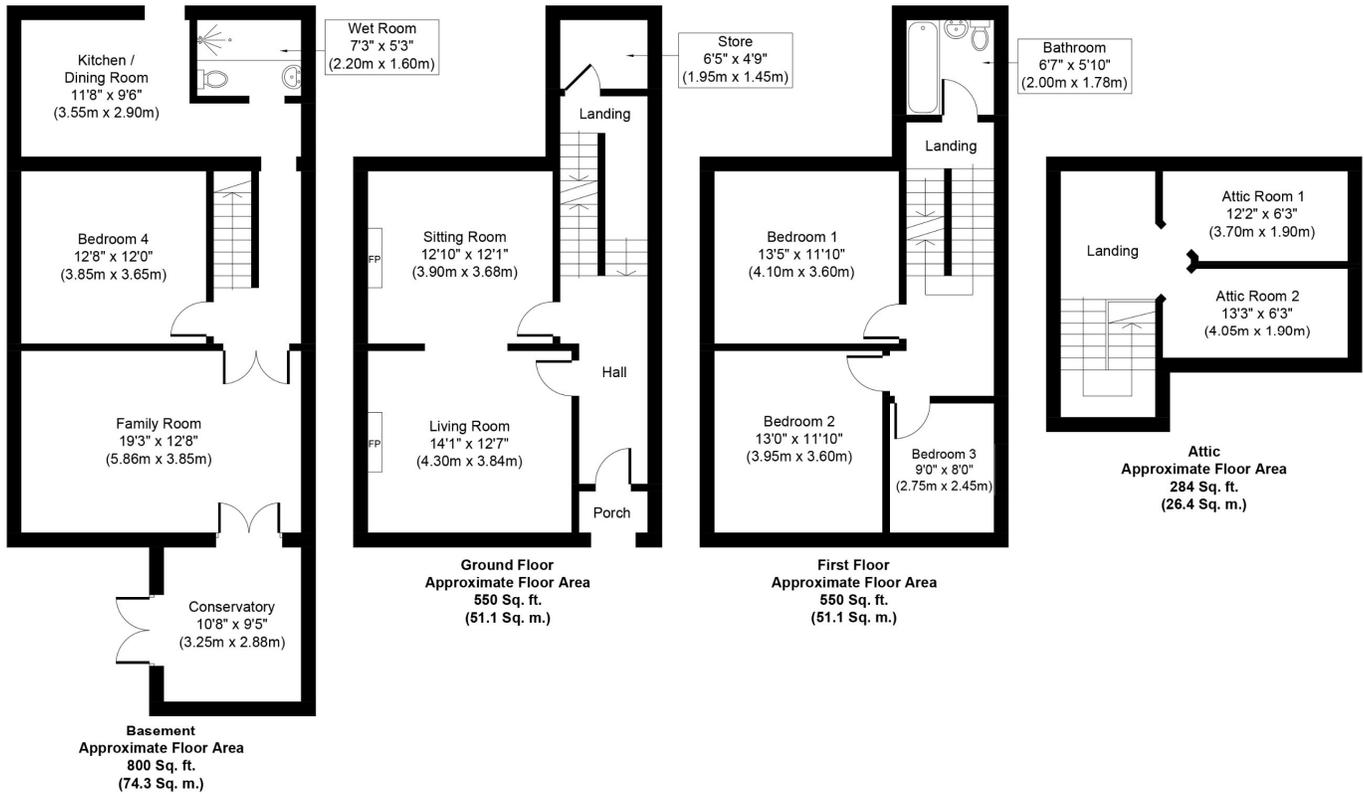


SPECIAL FEATURES

Terraced period property
 Gas central heating
 Accommodation over four floors
 City centre location
 Four bedrooms
 Three receptions
 Conservatory
 Pedestrian access to the rear

ACCOMMODATION

- **Ground Floor**
- **Entrance Porch** Ornate red brick arched entrance. Tiled floor and tiled walls.
- **Entrance Hallway** Hardwood entrance door. Coving.
- **Living Room** Feature marble fireplace with cast iron and tiled inset and tiled hearth. Coving. Picture rail. Double doors to...
- **Sitting Room** Feature marble fireplace with tiled inset. Coving. Picture rail.
- **Basement Return** Store Room
- **Family Room** Feature tiled fireplace. Gas fire effect inset. Parquet flooring. Fitted presses. Double doors to...
- **Conservatory**
- **Bedroom 4** Fitted wardrobes.
- **Wet Room** Triton T90 XR electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Kitchen** Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor. Door to rear garden.
- **1st Floor Return**
- **First Floor** Bathroom – Bath. W.C. Wash hand basin.
- **Bedroom 1**
- **Bedroom 2** Cast iron fireplace. Fitted wardrobes.
- **Bedroom 3** Cast iron fireplace. Fitted wardrobes.
- **Second Floor**
- **Landing**
- **Attic Room 1** Fitted wardrobes. Velux window.
- **Attic Room 2** Velux window. Fitted wardrobes. Eve Storage.
- **Outside** Shed with perspex roof. Pedestrian door to rear. Pedestrian access. Railed and gated front garden.



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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PRICE

€350,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Google Map V94E6TF

Contact Agent

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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.