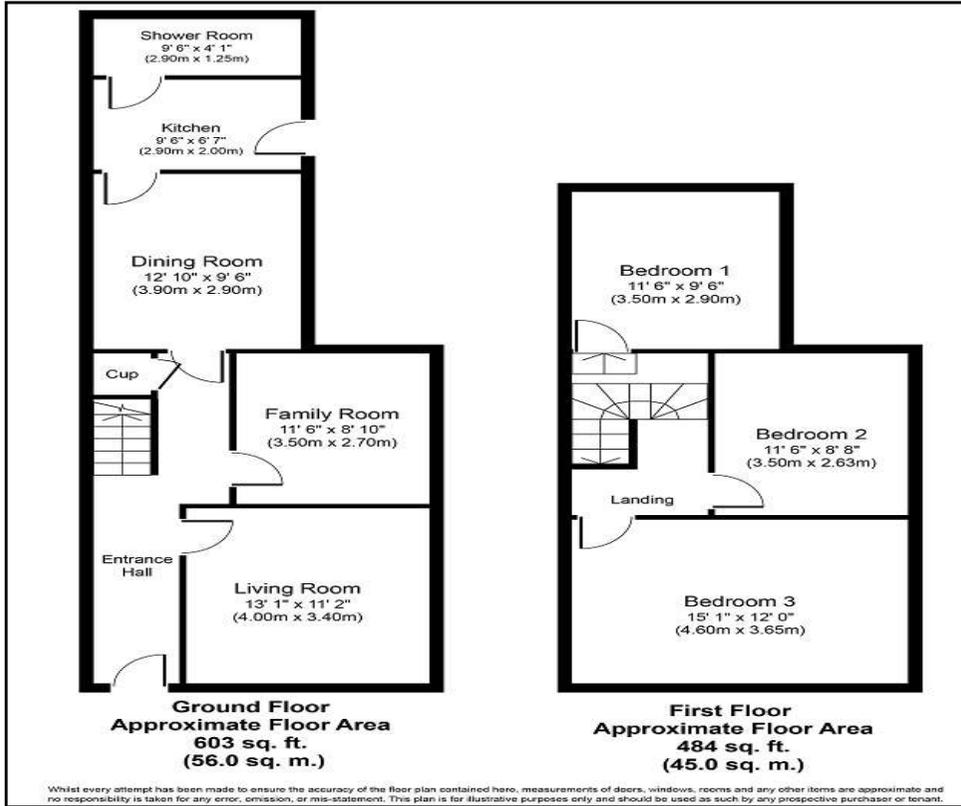


## Outside

Fully walled rear garden. Part lawned. Garden shed of block construction. Walled and railed front garden, part lawned. Gated pedestrian access.



## “The Home of High Standards”

PRSA Licence  
002371

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatsoever in relation to this development.

**PROPERTY  
PARTNERS**

DE COURCY O'DWYER

**FOR SALE**

**74 Wolfe Tone Street,  
Limerick.**



**Price**

**Region €190,000**

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

We are proud to introduce for sale this period 3 bedroom terraced property located on Wolfe Tone Street just a short stroll from Limerick's City Centre and all it's amenities.

This property offers its discerning purchaser an opportunity to put their own stamp to this stylish property. Accommodation comprises of entrance hallway, living room, family room, dining room, kitchen, shower room and 3 bedrooms.

Outside the property is further complimented by a walled and railed front garden and a raised west facing rear garden.

A viewing of this property is highly recommended.

### Special Features

- \* Mid terrace period residence
- \* Spacious accommodation
- \* Double glazed windows
- \* Front and rear gardens
- \* Excellent location
- \* Walking distance to city centre
- \* Close to Mary Immaculate College
- \* Ideal investment or first time buyer property



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	6.35 m x 1.55m 20'8" x 5'0"	Hardwood entrance door. Coving. Understairs storage area.
Living Room	4 m x 3.4 m 13'1" x 11'1"	Brickfireplace. Coving. TV point.
Family Room	3.5 m x 2.7m 11'4" x 8'8"	Timber floor. Picture rail.
Dining Room	3.9 m x 2.9m 11'4" x 6'7"	Tiled fireplace. Tiled floor
Kitchen	2 m x 2.9 m 12'7" x 9'5"	Eye and floor level units. Single drainer stainless steel sink unit. Tiled floor. PVC door with double glazed inset leading to rear garden.
Shower Room	1.25 m x 2.09m 4'1" x 6'8"	Shower with Mira Elite electric shower. WC. WHB. Part tiled walls. Fully tiled floor.
Upstairs		
Bedroom 1	3.5 m x 2.9 m 11'4" x 9'5"	
Bedroom 2	3.5 m x 3.63 m 11'4" x 11'9"	
Bedroom 3	3.65 m x 4.6 m 11'9" x 15'0"	