



FOR SALE BY PRIVATE TREATY

**NO. 16 ST. LELIA STREET,
LIMERICK V94F1PK**

PRICE: €200,000





DESCRIPTION

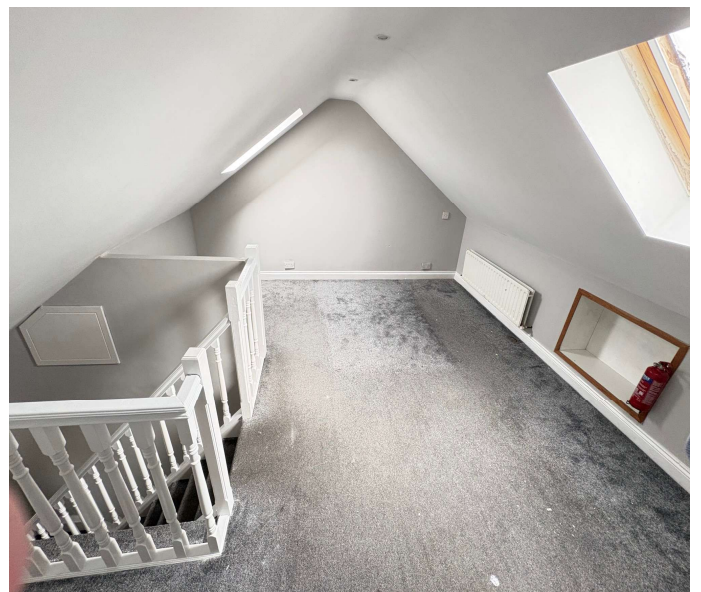
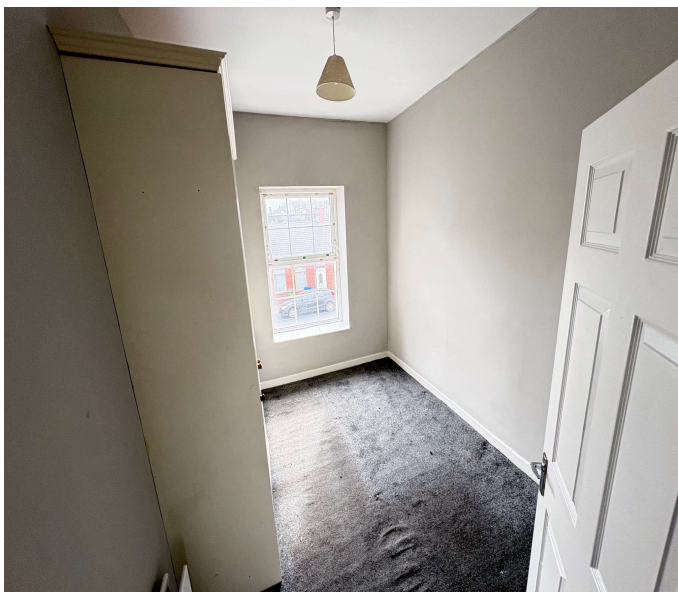
We are delighted to offer for sale this centrally located property on St. Lelia Street and within a couple of blocks of Limerick city centre and all its amenities.

The property whilst requiring some refurbishment offers the discerning purchaser an opportunity to create and put their own stamp on it.

Current accommodation comprises of entrance hallway, living room, kitchen, at first floor level there are two double bedrooms and a bathroom and attic room at second floor level.

This sale will include all carpets, curtains, blinds, electric light fittings, oven, hob and extractor fan where applicable

Outside there is an enclosed walled rear courtyard and to the front there is street parking.



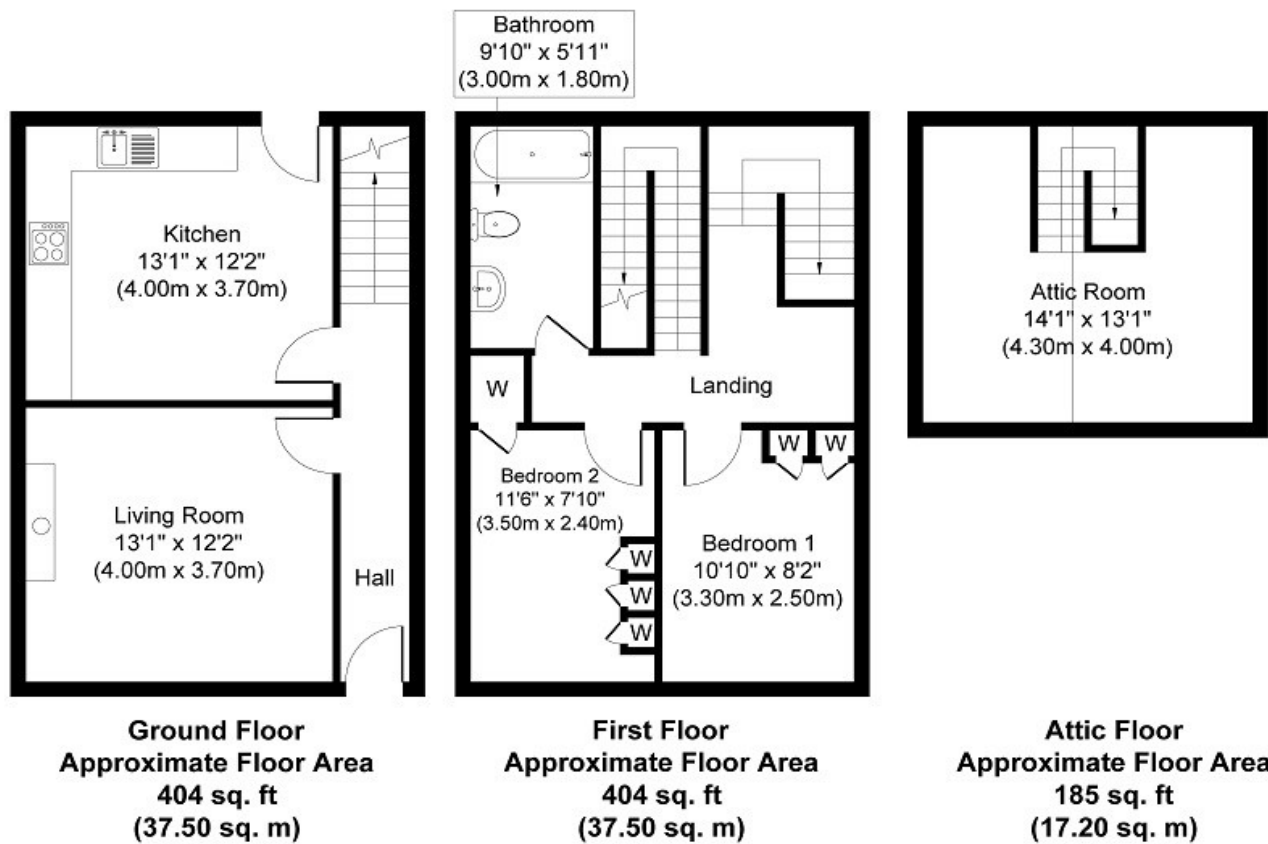


SPECIAL FEATURES

Terraced property
 Gas fired central heating
 Double glazed windows
 Two double bedrooms
 Attic room
 Excellent city centre location
 Courtyard to the rear

ACCOMMODATION

- **Entrance Hall**
- **Living Room** Fireplace.
- **Kitchen** Single drainer stainless steel sink unit. Wall and floor level presses. Tiled floor. Door to rear.
- **First Floor**
- **Bathroom** Bath with Triton electric shower. W. C., W. H. B. Tiled walls and floor.
- **Bedroom 1** Built in wardrobe.
- **Bedroom 2** Built in wardrobe.
- **Second Floor**
- **Attic Room**
- **Outside** Fully enclosed walled rear courtyard with garden shed.



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

€200,000

DIRECTIONS

Google Map: V94F1PK

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

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.