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Auctioneer Valuer Estate Agent

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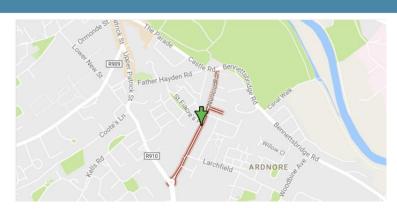
For Sale By Private Treaty



LOCATION! LOCATION!

We are delighted to be offering this terraced home with accommodation comprising of entrance hallway, kitchen, diningroom and livingroom on the ground floor with 3 bedrooms and bathroom on the first floor. OFCH.

GUIDE PRICE : €175,000



CO-ORDINATES

BER RATING F

SERVICES Mains water and mains sewerage

Telephone & ESB House is alarmed Oil fired central heating

FEATURES Excellent sought after location within walking distance of all city amenities and on

the doorstep to the beautiful Castle Park.

House is alarmed

House has been well maintained – just needs some modernisation





Views front and rear from first floor bedrooms

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to

ACCOMMODATION COMPRISES OF THE FOLLOWING:~

GROUND FLOOR

Entrance Hallway 11'08 x 6'01 (3.38 x 1.83)

Carpet flooring and carpet stairwell to first floor

Kitchen 9'01 x 7'03 (2.75 x 2.14)

Kitchen units at floor and eye level, tiled between units, includes electric cooker and fridge freezer





Dining / Living Room $14'04 \times 8'09 (4.28 \times 2.45)$ This room is situated to the front of the house with carpet flooring.





Sitting Room $11'09 \times 11'09 \ (3.38 \times 3.83)$ Carpet flooring, open fireplace with timber surround and granite heart. Hotpress built in to one side.

FIRST FLOOR

Bedroom 1 13'06 x 8'08 (3.98 2.46)

Carpet flooring, built-in wardrobe

Bedroom 2 11'07 x 11'03 (3.37 x 3.36)

Carpet flooring, built-in wardrobe – situated to front of house.





Bedroom 3 9'05 x 8'05 (2.75 x 2.45) Carpet flooring, built in wardrobe – again situated to the front.

Bathroom 6'02 x 6'02 (1.83 x 1.83) WHB, WC and Shower with power shower. Vinyl flooring, walls fully tiled.



