



49 Bengal Terrace, Old Kilmallock Road,
Limerick V94 W1XW



Guide Price €170,000





GVM Auctioneers are delighted to present No.49 Bengal Terrace is a two-bedroom mid-terrace red-brick property offering excellent potential for renovation.

The accommodation includes an entrance hall, a living room, and a kitchen/dining area with an adjoining toilet at ground level. Upstairs, there are two well-proportioned bedrooms and a shower room.



The property has undergone key upgrades within the last decade, including being re-plastered, re-plumbed, and rewired, and it benefits from gas-fired central heating. Double-glazed windows are fitted to the front, while aluminium windows remain at the rear.

Externally, the house features a lawned front garden and a long rear garden with a concrete shed, providing ample outdoor space and further development potential.



This property presents an ideal opportunity for those seeking a home they can modernise to their own taste, with strong fundamentals already in place.

Rooms:

Entrance Hall

Concrete floor, carpeted stairs

1m (3'3") x 0.09m (4")

Living Room

Carpeted floor, Fireplace with Gas fire

3.08m (10'1") x 4m (13'1")

Kitchen/Dining Room

Kitchen area - 6.27 X 2.50 Tiled floor, fitted units back door

Dining area- 2.50 X 1.45 lino floor,

Toilet

tiled floor, window





0.08m (3") x 1.03m (3'5")

Toilet

Tiled floor, rear facing window

0.09m (4") x 1.03m (3'5")

Bathroom

Lino floor, whb, bath, electric shower

2.04m (6'8") x 2.04m (6'8")



Bedroom 1

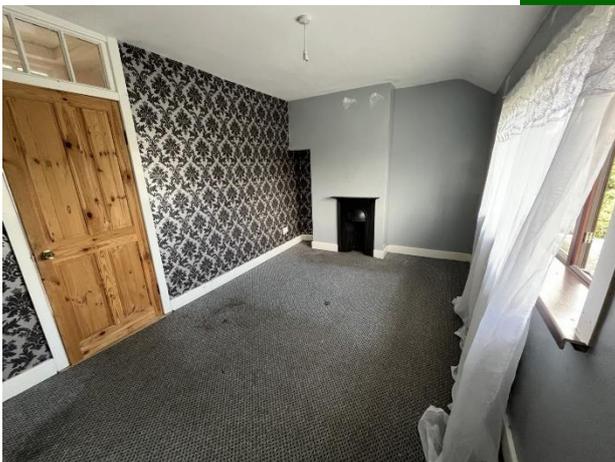
Carpeted floor, window, open fireplace

4m (13'1") x 2.08m (6'10")

Bedroom 2

Carpeted floor, window, open fireplace

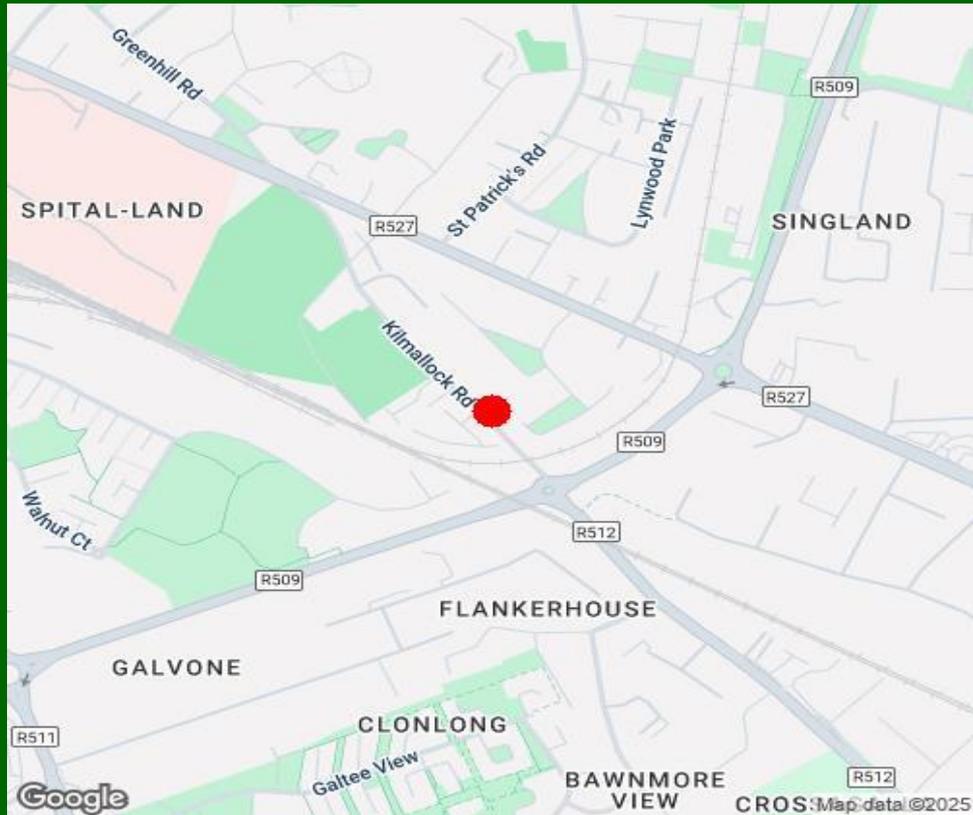
3.04m (10'0") x 2.04m (6'8")



Features:

- Gas fired central heating
- Double glazed windows to the front, aluminium windows to the rear
- Re-wired, Re-plumbed and re plastered
- Lawn area front and rear
- Walking distance to Limerick City Centre
- Excellent public transport links nearby
- Sensibly priced





Property Directions:

Enter eircode V94 W1XW to your mobile device to direct you straight to this property.

Agent Information:

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Disclaimer

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