



**FOR SALE BY PRIVATE TREATY**

**NO. 36 O'DWYER VILLAS,  
THOMONDGATE,  
LIMERICK V94VW3R**

**PRICE: €195,000**

**BER D1**



## DESCRIPTION

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Property Partners de Courcy O Dwyer are delighted to introduce for sale this well presented end of terrace two bedroom property located within close proximity to the city centre, TUS and many other amenities.

The accommodation comprises of entrance porch, entrance hall, living room, kitchen / dining room, conservatory, two double bedrooms and shower room.

Outside there are front and rear gardens and garage space to the side suitable for extension subject to planning.

A viewing is highly recommended.





## SPECIAL FEATURES

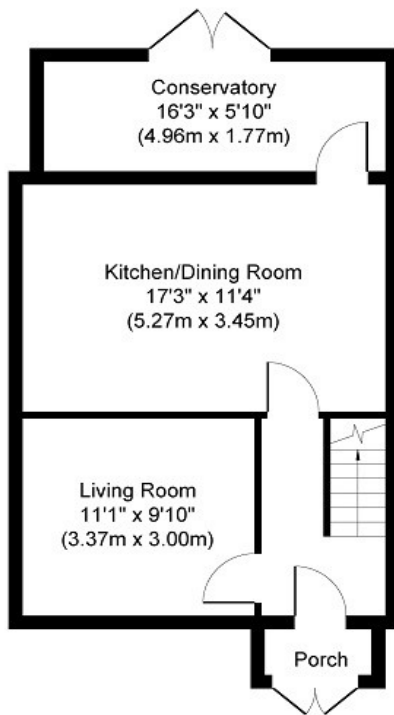
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- End of terrace
- Double glazed windows
- Gas fired central heating
- Fully insulated exterior
- Conservatory
- Over looking the Shannon River
- Two double bedrooms
- Excellent potential to extend subject to planning

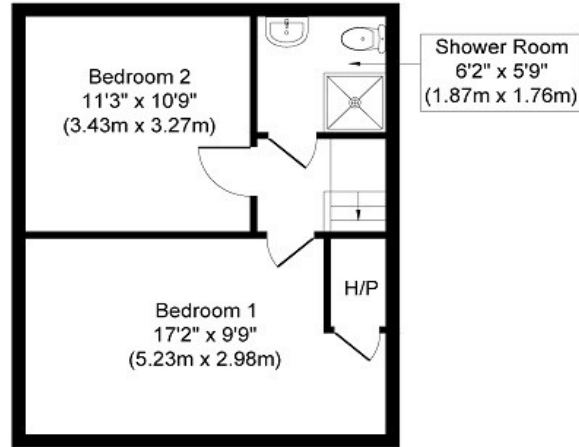
## ACCOMMODATION

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- **Entrance Porch** Bronze aluminium sliding storm porch door. Tiled floor.
- **Entrance Hall** White PVC entrance door. Tiled floor. Wainscotting. Under stairs storage.
  
- **Living Room** Feature fireplace with tiled inset. Timber flooring. TV point.
- **Kitchen / Dining Room** Modern fitted kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Electric oven and four plate gas hob. Extractor fan. Tiled floor, Feature marble fireplace. Door to ...
  
- **Conservatory** Tiled floor. Perspex roof. Double glazed PVC sliding door to rear garden.
- **Upstairs**
- **Landing** Access to attic via Stira staircase.
- **Shower Room** Shower cubicle with Triton T90 XR electric shower. W.C. Wash hand basin in vanity unit. Extractor fan. Fully tiled walls and floor.
  
- **Bedroom 1** Timber flooring.
- **Bedroom 2** Timber flooring. Fitted wardrobes.
- **Outside** Fully walled rear garden with large patio. The rear garden is maintenance free as it is laid with stones and patio. Garage space to the side suitable for extension subject to planning permission. Walled and gated front garden part lawned and part driveway.



**Ground Floor**  
Approximate Floor Area  
486 sq. ft  
(45.18 sq. m)



**First Floor**  
Approximate Floor Area  
357 sq. ft  
(33.21 sq. m)

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

€195,000

## DIRECTIONS

Google Map: V94VW3R

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## 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.