



FOR SALE BY PRIVATE TREATY

**NO. 7 ST. JOHNS VILLAS,
MULGRAVE STREET,
LIMERICK V94A2CW**

PRICE: €270,000





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to offer for sale this period and charming property located within a short stroll to Limerick city centre and all its amenities.

The bright and spacious accommodation comprises of entrance hall, living room, family room, kitchen/dining room, three bedrooms and two bathrooms.

Outside the property has a front paved garden and an enclosed rear yard.

A viewing of this property is a must.



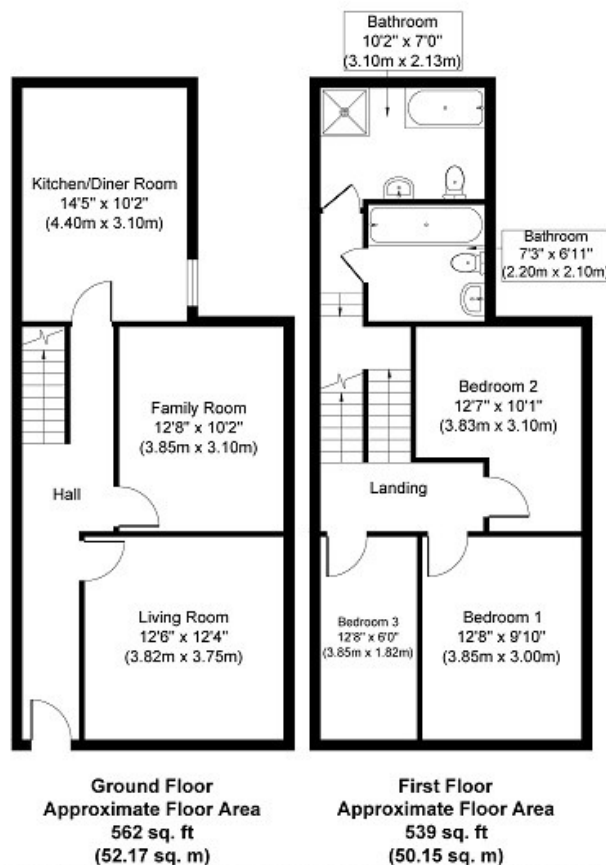


SPECIAL FEATURES

Period property
 Mid terrace
 Double glazed windows
 Gas fired central heating
 Three bedrooms
 Two bathrooms
 Close proximity to the city centre

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door. Coving. Dado rail. Under stairs storage area.
- **Living Room** Feature cast iron fireplace with tiled inset and hearth and ornate surround. Coving. Picture rail. TV point.
- **Family Room** Original marble fireplace with cast iron tiled inset and hearth. Coving. Telephone point.
- **Kitchen / Dining Room** Modern fitted kitchen with array of eye and floor level units. Four cutlery drawers. Stainless steel sink unit with mixer tap. Whirlpool electric oven and four plate ceramic hob. Extractor fan. Plumbed for washing machine. Quarry tiled floor. Door to rear.
- **Upstairs**
- **First Floor Return**
- **Bathroom** Bath with Triton T90 SR electric shower. W.C. Wash hand basin. Hot press with dual immersion.
- **Bathroom / Shower Room** Bath. W.C. Wash hand basin in vanity unit. Tiled shower cubicle with Triton T90 XR electric shower. Tiled floor.
- **First Floor**
- **Bedroom 1** Cast iron fire place.
- **Bedroom 2**
- **Bedroom 3**
- **Outside** Walled and railed front garden with wrought iron pedestrian gate. Flagged patio area. Borders planted with shrubs and hedging. Fully walled enclosed rear yard with pedestrian access to the rear. 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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DIRECTIONS

Google Map V94 A2CW

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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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.