

**PROPERTY
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**de Courcy
O'Dwyer**

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14 Ryans Cottages,
Rosbrien Road,
Limerick.

A ttractive stone cottage adjacent to Punches Cross and just a short stroll to the city centre and all its amenities.

Whilst requiring modernisation the property offers the discerning purchaser an opportunity to put their own mark to same.

The property has the advantage of a side entrance and a walled and private south facing rear garden.

Price

Region €35,000

Barrack House, O'Connell Avenue, Limerick.

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Accommodation

Accommodation	Size	Description
Entrance Hallway	1.22 m x 1.65 m 4' x 5'4"	
Living Room	5.25 m x 3.0 m 17'2" x 9'8"	Tiled fireplace. TV point.
Bedroom 1	2.75 m x 2.75 m 9' x 9'	
Bedroom 2	2.87 m x 2.45 m 9'4" x 8'	
Kitchen/Dining Room	3.65 m x 3.85 m 12' x 12'6"	Fitted kitchen with array of eye & floor level units, display cabinets, four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.
Bathroom	2.55 m x 1.85 m 8'4" x 6'1"	

Accommodation

Attic Room 1	3.0 m x 3.5 m 9'8" x 11'5"	
Attic Room 2	2.85 m x 4.5 m 9'4" x 14'8"	Two velux windows

Outside

Walled south facing rear garden.

Special Features

- * End of terrace
- * Aluminium windows
- * Gas fired central heating
- * South facing rear garden
- * Stone facade
- * Adjacent Panches Cross

PRSA Licence 002371

Viewing strictly by appointment

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