



FOR SALE BY PRIVATE TREATY

**14 CLAREVIEW TERRACE,
FARRANSHONE,
LIMERICK.**

PRICE REGION: €195,000

BER E2



DESCRIPTION

A superb opportunity arises to acquire this spacious 3 bedroomed mid terraced property which is located just a short stroll from Limerick City Centre and all its amenities. This ever increasing popular residential area which is much sought after offers the discerning purchaser an opportunity to refurbish and put their own stamp on this property.

The accommodation briefly comprises of entrance hallway, living room, sitting room, kitchen/breakfast room, 3 bedrooms and shower room.

Outside the property is complimented with a front garden with off street parking and a private rear garden with pedestrian access.

A viewing of this property is highly recommended.



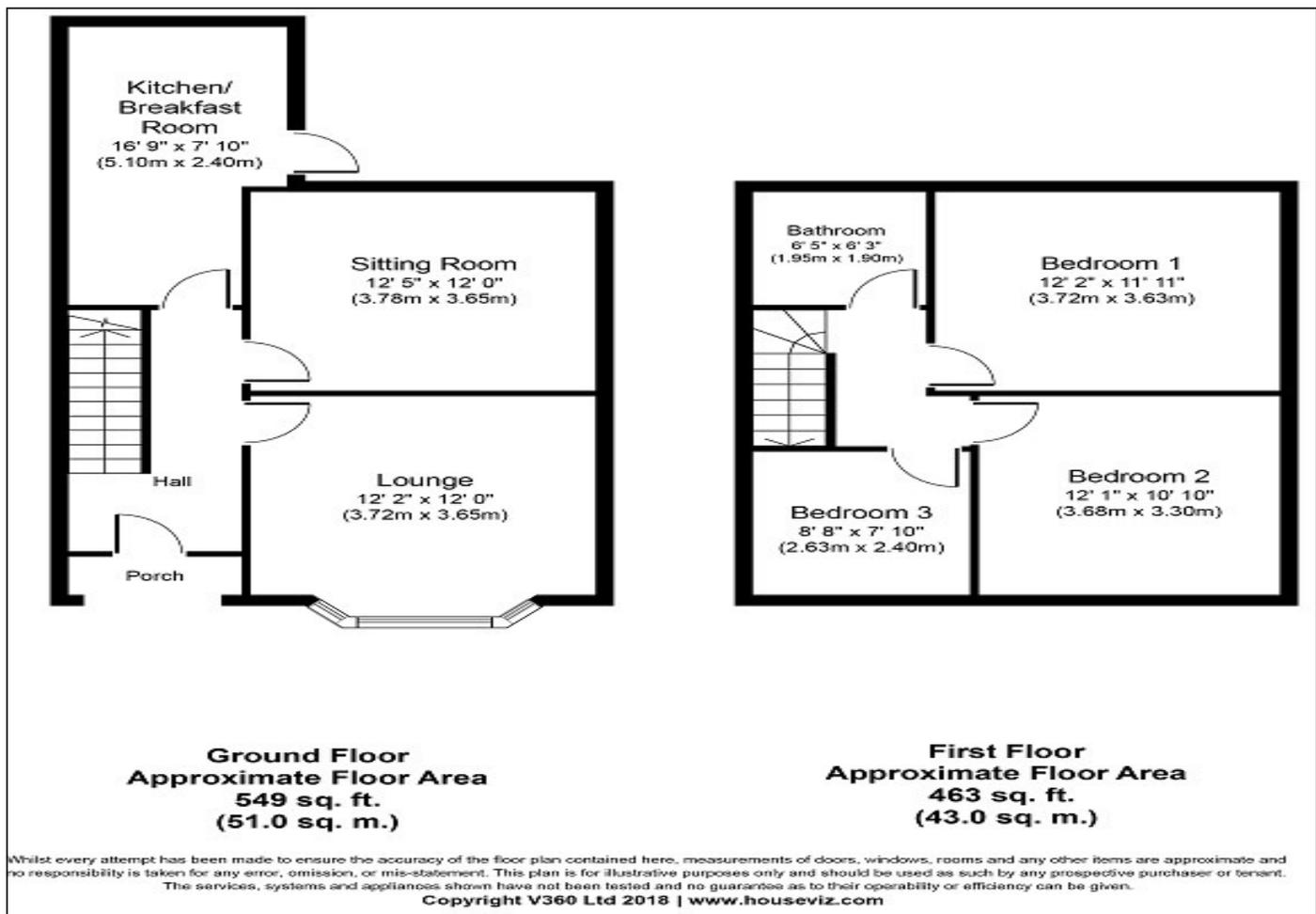


SPECIAL FEATURES

- Mid terrace
- Double glazed windows
- Gas fired central heating
- 3 bedrooms
- Off Street parking
- Enclosed private rear garden
- Adjacent to a host of amenities

ACCOMMODATION

• Entrance Porch / Entrance Hallway	4.4m x 1.9m	Tiled floor.
• Living Room	3.72m x 4.5m	Tiled fireplace. TV point. Bay window. Picture rail.
• Sitting Room	3.7m x 3.65m	Feature marble fireplace with gas fire inset and marble hearth. Fitted cabinets to both sides of the fireplace.
• kitchen / Breakfast Room	5.0m x 2.4m	Single drainer stainless steel sink unit with mixer tap. Range of eye and floor level units. Plumbed for washing machine. Door to rear garden.
• Upstairs		
• Landing		Access to attic via Stira staircase.
• Shower Room	1.95m x 1.85m	Shower cubicle with Mira Elite QT electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
• Bedroom 1	3.72m x 3.64m	Range of fitted wardrobes. Drawers and presses. Picture rail.
• Bedroom 2	3.23m x 3.7m	Cast iron fireplace. Picture rail.
• Bedroom 3	2.65m x 2.42m	Range of fitted wardrobes. Picture rail.
Outside		Fully walled rear garden with pedestrian access and lane to the rear. Large patio area. Walled and cobblelocked front drive with parking for 2/3 cars.



PRICE

€195,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: decourcyodwyer@propertypartners.ie

**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