

**PROPERTY  
PARTNERS**

**de Courcy  
O'Dwyer**

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Laurel Ville,  
Janesboro,  
Limerick.

**W**e are delighted to introduce for sale this detached property on C. 0.36 acres located only a few minutes drive from Limerick City Centre.

**T**he accommodation comprises of entrance porch & hallway, living room, family room, kitchen, 3 bedrooms and a bathroom.

**T**he property whilst requiring a complete overhaul could make for a fantastic family home or a business / development opportunity subject to the necessary planning permissions.

**Price**

Region €145,000

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

## Accommodation

Accommodation	Size	Description
Entrance Porch	2.9m x 0.9m 9'5" x 2'9"	Single glazed bronze aluminium storm porch door. Porch light.
Entrance Hallway	5.8m x 1.2m 19' x 3'9"	
Living Room	4.3m x 3.5m 14'10" x 11'5"	Large bay window. Feature fireplace.
Family Room	4.1m x 3.5m 13'5" x 11'5"	Large bay window. Feature fireplace.
Bedroom 1	3m x 4.25m 9'8" x 13'9"	Fireplace.
Bedroom 2	4m x 3m 13'12" x 9'8"	Fireplace.
Rear Hallway	4m x 1.15m 13'1" x 3'8"	
Bathroom		Bath. W.C. Wash hand basin.
Bedroom 3	3.8m x 2.4m	
Kitchen	2.85m x 2m	

Special Features	Outside
<ul style="list-style-type: none"> <li>* Detached</li> <li>* C. 0.36 acres</li> <li>* Obvious development potential subject to planning</li> <li>* Close proximity to city centre</li> <li>* <b>BER Rating: G</b></li> </ul>	<p>Site extends to C. 0.36 acres and fronts onto O'Donoghue Avenue and the rear is on to the Roxboro Shopping Centre.</p>

# “The Home of High Standards”

PRSA Licence 002371

### Viewing strictly by appointment

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