

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

WWW.PROPERTYPARTNERS.IE



Laurel Ville,
Janesboro,
Limerick.

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

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

The 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

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"> * Detached * C. 0.36 acres * Obvious development potential subject to planning * Close proximity to city centre * BER Rating: G 	Site extends to C. 0.36 acres and fronts onto O'Donoghue Avenue and the rear is on to the Roxboro Shopping Centre.

"The Home of High Standards"

PRSA Licence 002371

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

