



FOR SALE BY PRIVATE TREATY

**ALVERNO,
NEW STREET,
LIMERICK V94D52X**

PRICE: €360,000

BER E1



DESCRIPTION

A superb opportunity arises to acquire this superbly located property just c. 0.5km from Limerick city centre and within walking distance to Mary Immaculate College.

The well laid out spacious, bright and well proportioned accommodation comprises of entrance porch, entrance hall, guest W.C., living room, dining room, family room, kitchen, 3 bedrooms and bathroom. There is also a basement with a utility room and a large store room.

Outside this fine family home is further complimented with a large south facing fully walled rear garden and a walled front garden with off street parking for two cars.

A viewing of this property is highly recommended.



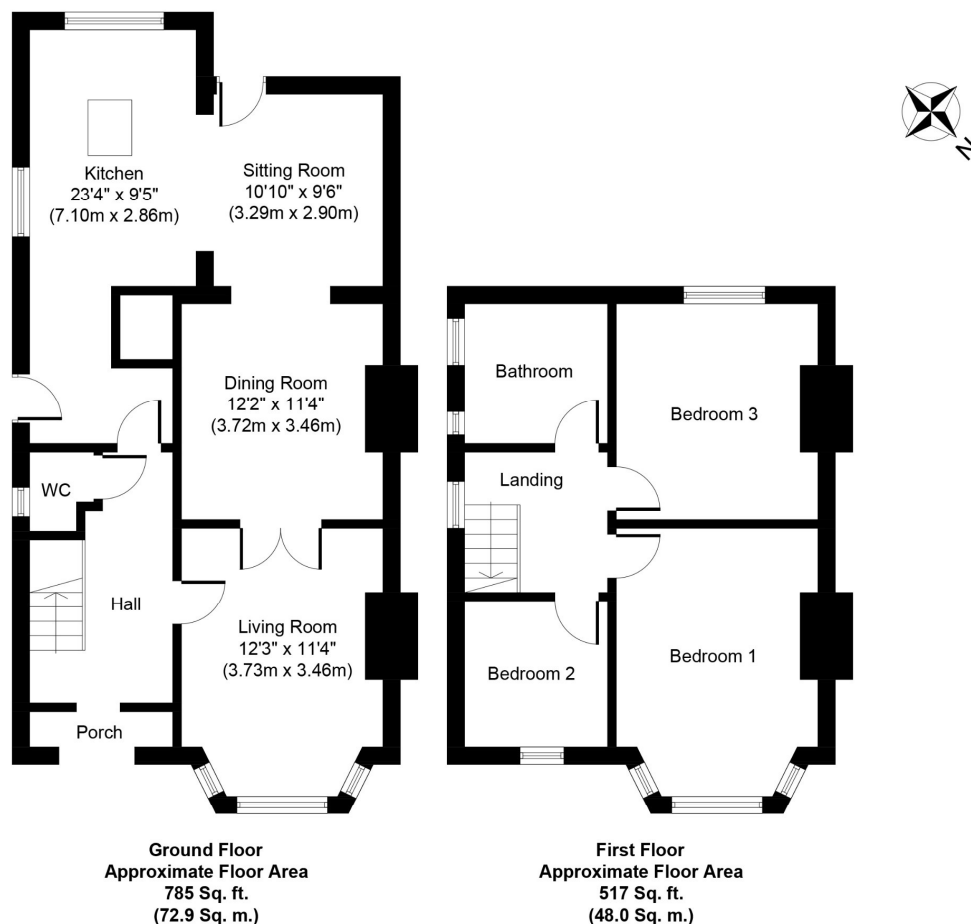


SPECIAL FEATURES

Semi detached.
 Oil fired central heating
 Double glazed windows
 Alarm
 3 bedrooms
 3 reception rooms
 Extra large south facing rear garden c. 40m
 Excellent location
 0.5km from city centre
 0.3km from Mary Immaculate College
 Within walking distance of primary and secondary schools

ACCOMMODATION

- | | | |
|-------------------------------|---------------|--|
| • Entrance Porch | 4.32m x 2.43m | Feature red bricked arch entrance. Tiled floor. Porch light. Hardwood entrance door. |
| • Entrance Hallway | | Tiled floor. Alarm point. Radiator cover. |
| • Guest W.C. | | Toilet and wash hand basin. |
| • Living Room | 4.64m x 3.45m | Feature cast iron fireplace with ornate marble surround and marble hearth. Feature picture bay window. Timber flooring. Built-in bookshelves. Double glass panelled doors to... |
| • Dining Room | 3.73m x 3.15m | Feature stainless steel mounted gas fire. Opening to... |
| • Family Room | 2.95m x 3.33m | Light filled room. Door to rear garden. |
| • Kitchen | | Modern fitted kitchen with ample array of eye and floor level units. Four cutlery drawers. One and a half bowl stainless steel sink unit. Electrolux oven and four plate ceramic hob. Double extractor hood. Pantry. Tiled floor. Velux window. Recessed lighting. Feature Stanley cooker which operates the central heating also. |
| • Upstairs | | |
| • Bedroom 1 | | Large picture bay window. Original timber floors. Fitted wardrobes. |
| • Bedroom 2 | | Fitted wardrobes. Timber flooring. |
| • Bedroom 3 | | Timber flooring. Fitted wardrobes. |
| • Bathroom | | Triton T90 SR electric shower. Jacuzzi bath. Glass shower door. W.C. W.H.B. Tiled floor and hotpress. |
| • Landing | | Access to attic via Stira staircase. |
| • Outside | | Walled front garden with tarmacademed driveway with parking for two cars and double steel gates. Gated side entrance way. |
| • Basement | | |
| • Utility Room | 2.9m x 2.3m | Plumbed for washing machine. Tiled floor. |
| • Basement cellar Room | 8.3m x 2.95m | |
| • Outside to the Rear | | There is a large south facing walled rear garden comprised of sun terrace, vegetable garden, garden shed, flower bed and large lawn. |



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DIRECTIONS

Google Map: V94D52X

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

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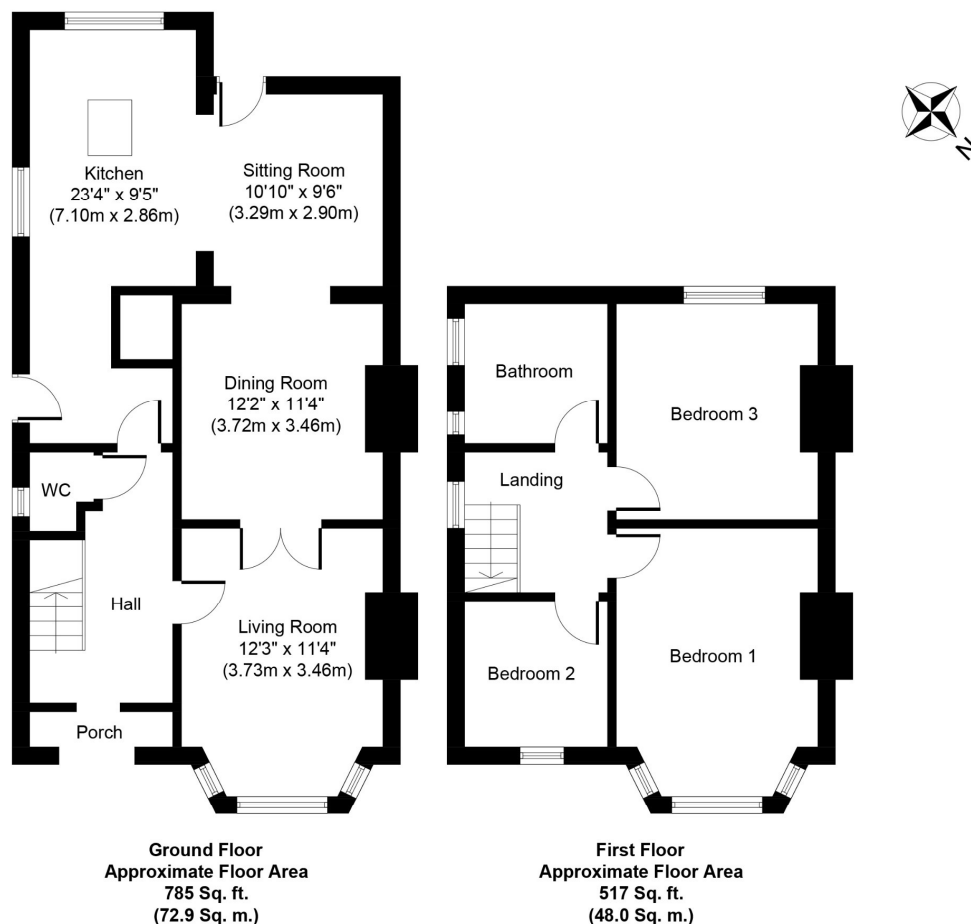


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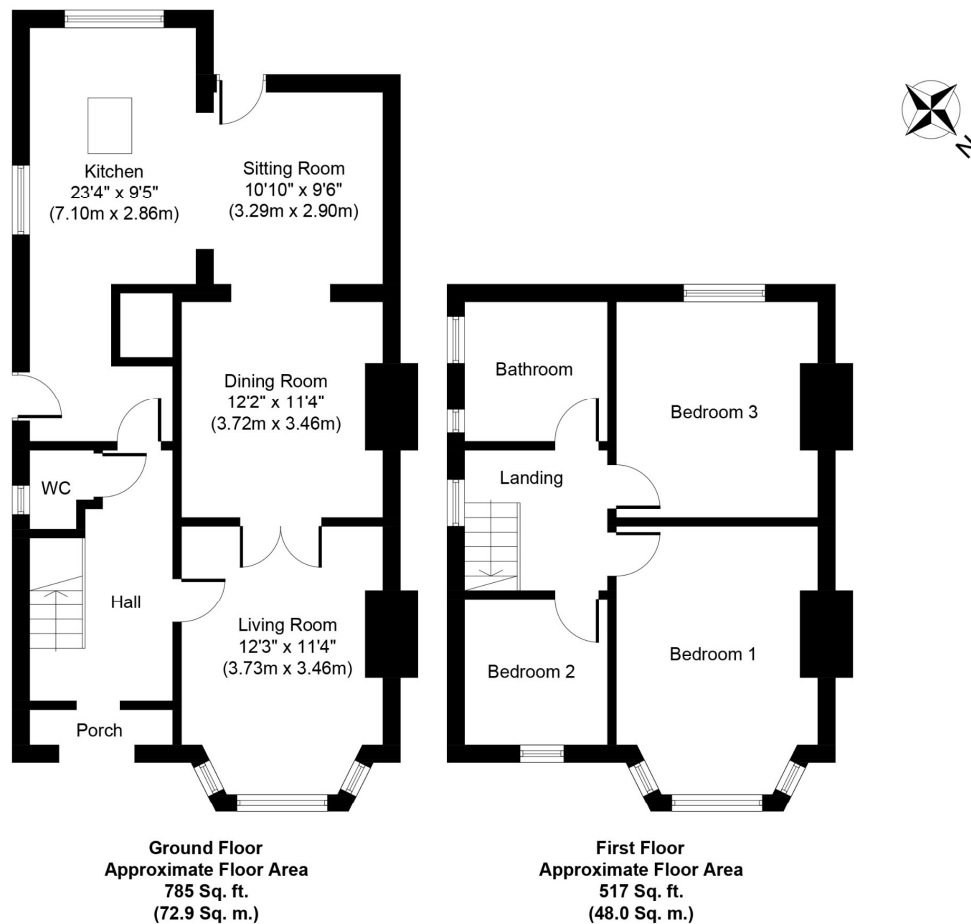


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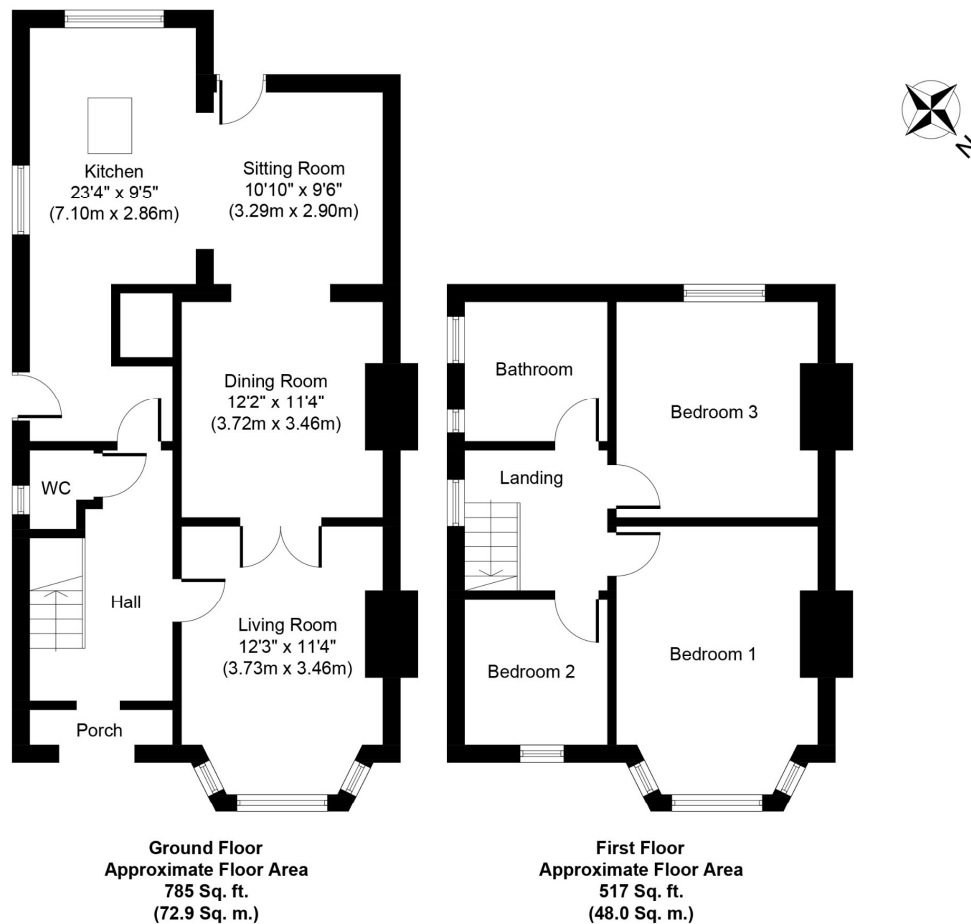


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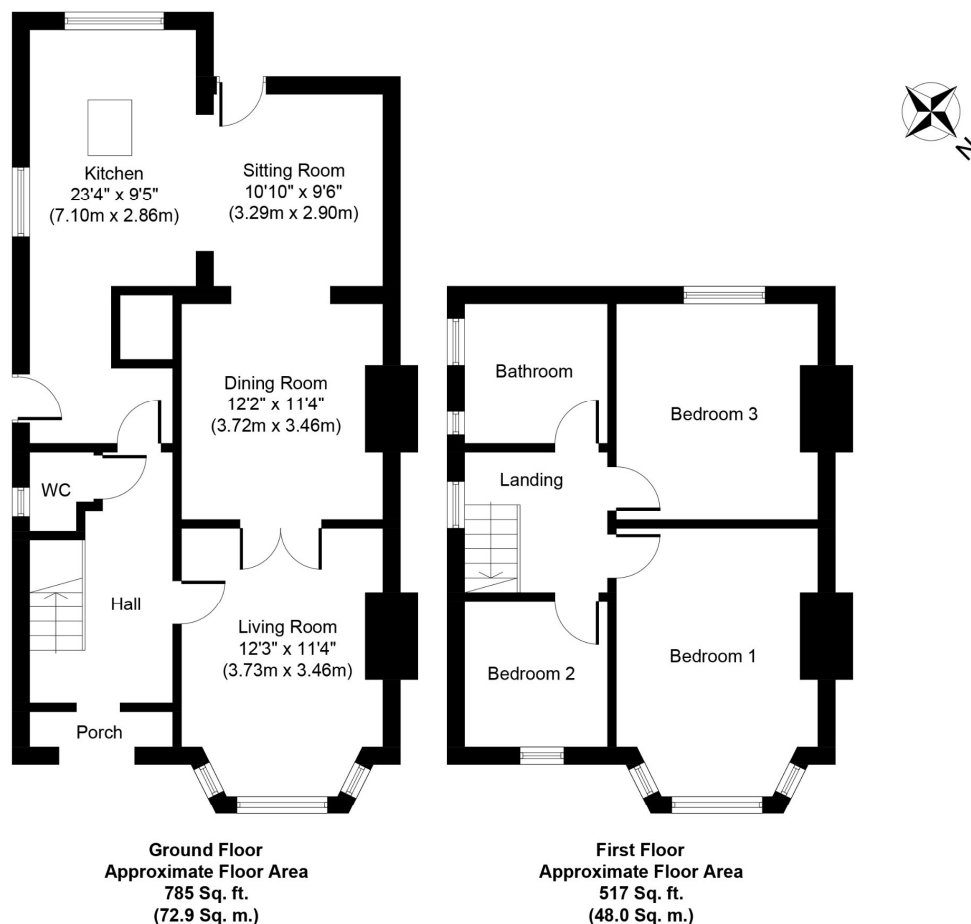


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