

Basement (One Bed Apt.)

Living Room	3.95m x 3.9m 12'9" x 12'8"	Tiled fireplace and tv point.
Bedroom	3.92m x 3.6m 12'9" x 11'8"	Tiled fireplace
Study	2.75m x 1.9m 9' x 6'2"	
Kitchen	5m x 2m 16' x 6'6"	Eye & floor level units, single drainer stainless steel sink unit
Entrance Porch	3.2m x 2.14m 10'5" x 7'02"	Aluminium sliding patio door
Entrance		Tiled Floor, Porch Light
Shower room	1.73m x 1.9m 5'7" x 6'2"	Shower cubicle, w.c., wash hand basin and tiled floor.

Outside

Walled and railed front garden. Walled rear garden with pedestrian access.

PRSA Licence 002371



Viewing strictly by appointment

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8 Quin Street,
Limerick City.

Price

Region €175,000

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We at Property Partners are delighted to offer for sale this magnificent period residence located in the heart of Residential Limerick City and adjacent to all the amenities the city can offer.

The property is currently laid out as 3 x 1 bed flats over three floors. This allows for either investor or home owner an opportunity to either upgrade from for a unique family home or an investment with a good yield potential.

Outside the property has a railed front garden and a rear garden with pedestrian access.

Special Features

- *Period Residence
- *Three Floors
- *Three x One Bed Flats
- *Original Features
- *Superb Red Brick Facade
- *Excellent Home / Investment Potential
- *Adjacent S.C.R., Redemptorist, Mary I and City Centre.
- *Pedestrian Access to Rear



Ground Floor (One Bed Apt.)		
Accommodation	Size M. Ft.	Description
Entrance Porch		
Entrance Hallway	8.2m x 1.95m 26'9" x 6'4"	
Living Room	4.35m x 3.9m 14'3" x 12'8"	Feature marble fireplace with cast iron and tiled inset, coving, picture rail and tv point. Double doors leading to ...
Family Room / Bedroom	3.6m x 3.8m 11'8" x 12'5"	Marble fireplace with cast iron and tiled inset, coving, picture rail and fitted wardrobes.
Basement Return		
Kitchenette	2.05m x 1.55m 6'7" x 5'08"	Eye & Floor level units, single drainer stainless steel sink unit and tiled splashback area.
1st Floor Return		
Shower Room	1.95m x 2.2m 6'4" x 7'2"	Shower cubicle with Moire Elite electric shower, w.c & wash hand basin.
1st Floor (One Bed Apt.)		
Kitchen / Bedroom	4.05m x 2m 13'3" x 6'6"	Eye and floor level units, single drainer stainless steel sink unit and plumbed for washing machine.
Living room / Bedroom	4m x 4m 13'12" x 13'12"	Cast iron fireplace and tv point.
Bedroom	3.62m x 2.9m 11'9" x 9'5"	Cast iron fireplace
Shower Room	2.56m x 1.2m 8'4" x 3'9"	Shower cubicle, w.c., wash hand basin and tiled floor.