

**PROPERTY
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**de Courcy
O'Dwyer**

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4 Convent Street,
Limerick.

Great opportunity for the first time buyer, investor or business owner to acquire this fine three/four bedroom property located adjacent to the city centre and all its amenities. This residence up to recently has been used as a doctors surgery. Presented in good decorative condition the spacious accommodation comprises of entrance hallway, living room/reception room, kitchen/dining room/reception room, guest WC, three/four bedrooms and bathroom.

The property benefits from gas fired central heating and has a small patio garden area to the rear.

Price

Region €69,950

Barrack House, O'Connell Avenue, Limerick.

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Accommodation	Size	Description
Entrance Hallway	3.48 m x 1.95 m 11'4" x 6'4"	Hardwood entrance door. Tiled floor. Alarm point.
Living Room/Reception Room	3.4 m x 3.04 m 11'2" x 9'9"	Tiled floor.
Kitchen/Dining Room/Reception Room	5.7 m x 3.06 m 18'7" x 10'	
Guest WC	1.96 m x 1.62 m 6'4" x 5'3"	
Bedroom 4	4.15 m x 2.67 m 13'6" x 8'8"	
Upstairs		
Return Bathroom	1.8 m x 2.65 m 5'9" x 8'7"	WC Wash hand basin.
Bedroom 1	3.75 m x 2.85 m 12'3" x 9'4"	
Bedroom 2	3.57 m x 3.47 m 11'7" x 11'4"	
Bedroom 3	2.36 m x 1.82 m 7'7" x 5'9"	

Special Features

- * Double glazed windows
- * Gas fired central heating
- * Former surgery offices
- * 3/4 bedrooms
- * Attractive square to the front
- * Excellent potential subject to the necessary planning
- * Extension to rear

Outside

Small rear patio.



Viewing strictly by appointment

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