



FOR SALE BY PRIVATE TREATY

**5 SPELLACYS SQUARE,
WOLFE TONE STREET,
LIMERICK CITY V94D39X.**

PRICE: €200,000





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to bring to the market this recently refurbished city centre town house which is strategically located within a short stroll to the city centre and all it has to offer. The property would make an ideal starter home of a good investment given its location.

The accommodation comprises of living room, kitchen/breakfast room, guest W.C., two double bedrooms both ensuite.

Outside there is a courtyard to the rear.



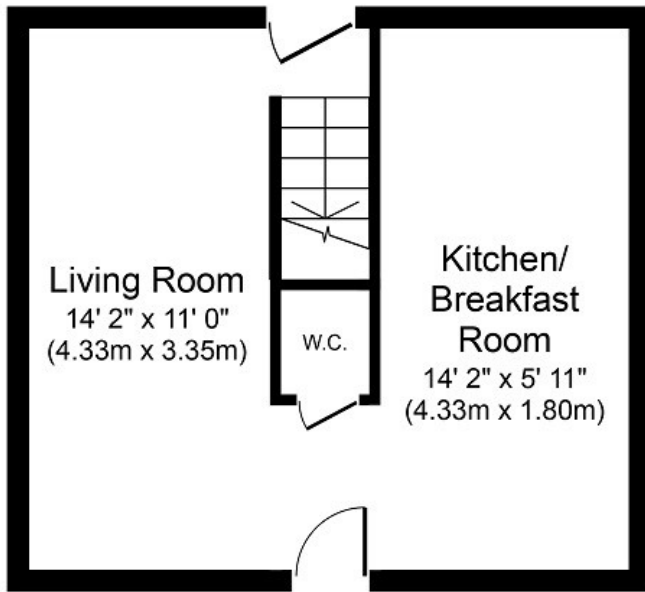


SPECIAL FEATURES

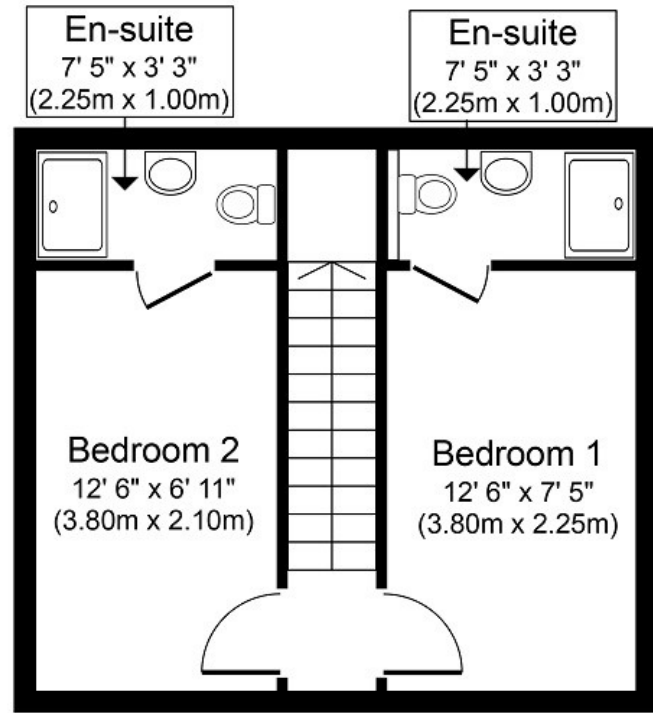
- End Terrace House
- Electric Heating
- Recently refurbished
- City centre location
- Two double bedrooms
- Two ensuites
- Double glazed windows
- Street parking

ACCOMMODATION

- **Entrance Hall** Composite entrance door.
- **Guest W.C.**
- **Sitting Room** Heritage solid fuel stove. Walnut hardwood floor. TV point. PVC door to rear yard.
- **Kitchen / Dining Room** Modern fitted kitchen. Stainless steel sink unit with mixer tap. Zanussi electric oven and four plate hob. Plumbed for washing machine. Tiled floor.
- **Upstairs**
- **Landing**
- **Bedroom 1** Hardwood walnut flooring. Fitted wardrobes and shelving.
- **Ensuite** W.C. Wash hand basin in vanity unit. Tiled shower cubicle with Triton T90 SR electric shower. Glass shower door.
- **Bedroom 2** Hardwood walnut flooring. Fitted wardrobes with shelving.
- **Ensuite** W.C. Wash hand basin in vanity unit. Tiled shower cubicle with Triton T90 SR electric shower. Glass shower door.
- **Outside** Enclosed rear courtyard.



Ground Floor
Approximate Floor Area
286 sq. ft.
(26.6 sq. m.)



First Floor
Approximate Floor Area
286 sq. ft.
(26.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PRICE

€200,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Google Map: V94D39X

Contact Agent

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.