



FOR SALE BY PRIVATE TREATY

**NO. 41 BENGAL TERRACE,
KILMALLOCK ROAD,
LIMERICK CITY V94NTF4**

PRICE: €275,000





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to offer for sale this charming three bedroomed extended end of terrace property located in this mature location within close proximity to the city centre and all its amenities.

The well maintained and cared for accommodation comprises of entrance hallway, living room, kitchen / dining room, shower room and bedroom downstairs. Upstairs there are a further two bedrooms and shower room.

Outside the property has a front garden with off street parking and a large rear garden of c. 35m in length with great privacy.

A viewing of this property is highly advised.





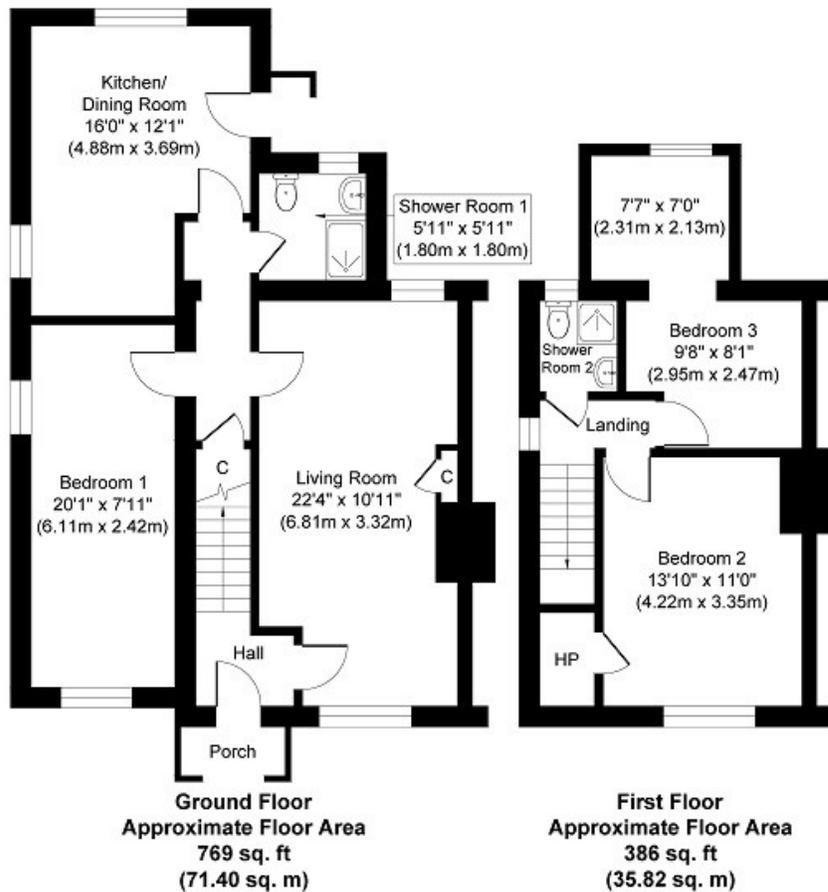
SPECIAL FEATURES

- End of terrace
- Solid fuel central heating
- Double glazed windows
- Three double bedrooms
- Modern shower room
- Feature extra long walled rear garden
- Excellent location
- Extended to the rear and side

ACCOMMODATION

- **Entrance Porch** Tiled floor.
- **Entrance Hallway** White composite entrance door.
- **Living Room** Feature marble fireplace. TV point.
- **Kitchen / Dining Room** Floor level presses. Double drainer stainless steel sink unit with mixer tap. Tiled floor. Plumbed for washing machine. Door to rear garden.

- **Shower Room** Modern fitted shower room with shower, W.C., wash hand basin in vanity unit. Fully tiled walls and floor.
- **Bedroom 1 (Downstairs)**
- **Upstairs**
- **Shower Room** Shower cubicle. W.C. Wash hand basin. Fully tiled walls and floor.
- **Bedroom 2**
- **Bedroom 3**
- **Outside** Walled front garden with pedestrian and vehicular access. Raised border beds planted with a variety of plants and shrubs. Gated side entrance way. Fully walled rear garden which is c. 35m in length and is divided in to two sections. The first section is laid out as a patio area and the second section is mainly laid to lawn with raised borders with a variety of mature plants and shrubs. Coal shed is of block construction and a garden shed also of block construction with corrugated steel roof over.



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.
Copyright V360 Ltd 2026 | www.houseviz.com

PRICE

€275,000

DIRECTIONS

Google Map – V94NTF4

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

**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