

1st Floor		
Accommodation	Size M. Ft.	Description
Landing		Picture rail. Pine flooring. Fitted press unit.
Bedroom 1	3.55m x 4m 11'6" x 13'1"	Picture rail. Cast iron open fire-place with tiled hearth. Pine flooring.
Bedroom 2	4.35m x 3.28m 14'3" x 10'8"	Fitted wardrobe. Picture rail. Cast iron open fireplace with tiled hearth. Pine flooring.
Bedroom 3	3.3m x 2m 10'8" x 6'6"	Picture rail. Shelving. Pine flooring.
Outside		
<p>Front garden with walled and rail surround. Pedestrian wrought iron entrance gate. Mature hedging and shrubs. Outside to the rear fully walled south facing rear garden with raised lawn area. Cobble lock patio area. Raised borders with a variety of flowers, plants, roses and ivys. Outside tap and outside light. Garage with electric aluminium up and over door. Garage can fit one car and access to the garage is via a laneway from the South Circular Road opposite the Redemptorist Church. Garage measures C. 5.5m x 4.22m (C. 18' x 13'8").</p>		

O.S. LicenceAU0038307

Viewing strictly by appointment

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**11 Harbour View Terrace,
South Circular Road,
Limerick.**

Price

Region €289,000

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

No. 11 is a charming, mid terrace period residence located on the South Circular Road within close proximity to the city centre. The property which has been tastefully extended and refurbished boasts wonderful period features to include original fireplaces, timber sash windows, cornicing and coving and all this is further enhanced by a sunny south facing rear garden.

The bright and spacous accommodation comprises of entrance hallway, inner hallway, living room, family room, kitchen / dining room, guest w.c., bathroom and 3 bedrooms.

Outside there is a well manicured south facing rear garden with a garage accessed via a laneway off the South Circular Road.

The location is second to none with a wealth of local amenities a mere stroll away to include a superb array of shops, cafes and restaurants along with a selection of schools and colleges close by.

Special Features

- * Period residence
- * Refurbished and extended
- * Many original features
- * Gas fired central heating
- * Mainly timber sash windows
- * Superb condition
- * High ceilings
- * South facing rear garden
- * Garage



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.14m x 1.26m 13'6" x 4'1"	Hardwood entrance door. Alarm point. Dado rail. Picture rail. Radiator cover. Original pine flooring. Glass pannelled door to ...
Inner hallway	4.7m x 1.83m 15'4" x 6'	
Living room	4.35m x 4.07m 14'3" x 13'3"	Feature marble open fireplace with cast iron tiled inset. Tiled hearth. Coving. Centre piece. Picture rail. Pine flooring. Dimmer switch. Opening to
Family room	4m x 3.5m 13'1" x 11'5"	Feature cast iron open fireplace with tiled hearth. Pine flooring. Centre piece. Picture rail. Dimmer switch.
Guest W.C.	1.65m x .75m 5'4" x 2'5"	Toilet & wash hand basin. Fully tiled floor. Part tiled walls.
Kitchen / Dining room	6.9m x 3m 22'6" x 9'8"	Modern fitted kitchen with an ample array of eye and floor level units. Four cutlery drawers. Fitted wine rack. Single drainer stainless steel sink unit with mixer tap. Integrated fridge freezer. Integrated dishwasher. Whirlpool electric oven. Four plate hob. Extractor fan. Recess lighting. Fully tiled floor. Dining area has vaulted ceiling.
Upstairs Return		
Bathroom	3.52m x 2.1m 11'5" x 6'9"	Free standing claw leg cast iron bath. W.C. Wash hand basin. Mosaic tiled shower unit. Fully tiled floor. Part tiled walls. Recess lighting. Extractor fan.