

Upstairs

Accommodation	Size		Description
	M.	Ft.	
Bedroom 1	3.8m x 3.4m 12'5" x 11'2"		Range of fitted wardrobes.
Bedroom 2	2.9m x 4m 9'5" x 13'12"		Range of fitted wardrobes. Telephone point. Timber floor.
Bedroom 3	2.95m x 2.65m 9'7" x 8'7"		Range of fitted wardrobes.
Bathroom	1.8m x 2.5m 5'9" x 8'2"		Bath. W.C. and wash hand basin. Fully tiled walls.
Attic Room 1	4.3m x 3m 14'10" x 9'8"		Velux window.
Attic Room 2	2.85m x 4m 9'4" x 13'12"		Velux window.

Outside

Fully walled maintenance free front and rear gardens. Gated side entrance way for vehicular access. Workshop (8.5m x 5.65m) with fully operational car pit for car repairs. 3 phase and 1 phase electricity.

PRSA Licence 002371

Viewing strictly by appointment

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**“Tenedos”,
Clansfort Terrace, Janesboro,
Limerick.**

Price

Region €150,000

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

We are delighted to offer for sale this period semi detached residence in this mature and popular residential estate which is located within close proximity to the city centre and all its amenities..

The property which is built with insulated cavity wall construction, high ceilings & period features. It has been very well maintained, upgraded and extended, positioned in a quiet cul-de-sac and offers spacious accommodation to include entrance porch, entrance hallway, living room, sitting room, dining room, kitchen / breakfast room, walk in scullery, shower room, 3 bedrooms and bathroom on the 1st floor and 2 attic rooms on the 2nd floor accessed via spiral stairs.

Outside the property has maintenance free front and rear gardens with a large workshop to the rear and the rear is accessed via vehicular driveway.

A viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Double glazed windows
- * OFCH
- * Excellent condition
- * Cul-de-Sac
- * 3 reception rooms
- * Attic conversion
- * High ceilings
- * Original features
- * Off street parking to rear
- * Potential parking to front subject to p.p.
- * Bathroom & shower room
- * Period fireplace
- * Workshop
- * BER Rating: E1



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch	1.2m x 1m 3'9" x 3'3"	White PVC entrance door. Porch light. Tiled floor.
Entance Hallway	5.7m x 1.8m 18'7" x 5'9"	Hardwood entrance door. Telephone point. Covings. Dado rail.
Living Room	4.65m x 4.95m (into bay) 15'3" x 16'2"	Marble period fireplace with cast iron and tiled inset. Range of fitted Mahogany units. Centre piece and covings. Recessed lighting. Large ceiling to floor bay window.
Sitting Room	4m x 4.25m 13'12" x 13'9"	Feature ceiling to floor stone fireplace with Liscannon Hearth. Centre piece and covings. Double glass pannelled doors to dining room. T.V. point.
Dining Room	6.6m x 3m 21'6" x 9'8"	Fitted pantry unit.
Kitchen / Breakfast Room	4m x 2.85m 13'12" x 9'4"	Range of fitted presses. Single drainer 1&1/2 bowl stainless steel sink unit with mixer tap. Plumbed for washing machine. Fully tiled floor. Breakfast counter.
Shower Room	1.85m x 1.45m 6'1" x 4'7"	Shower cubicle with Triton T80 electric shower. WC. and wash hand basin in vanity unit.