



**FOR SALE BY PRIVATE TREATY**

**4 QUIN STREET,  
LIMERICK CITY.**

**Region: €350,000**



## DESCRIPTION

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No. 4 is a most elegant period home over three storeys and superbly located mid way between O'Connell Avenue and South Circular Road adjacent to the Redemptorist Church.

Whilst requiring some modernization this property provides for three floors of superb accommodation and also offers a front garden and rear court yard with pedestrian access.

The accommodation comprises of entrance hallway, two inter connecting reception rooms and office on the ground floor, three bedrooms and bathroom on the first floor and kitchen, dining room, utility room, shower room and conservatory in the basement.

Centrally positioned within walking distance to the city centre, Quin Street offers an idyllic setting within easy access to all local amenities. It benefits from being within close proximity to many educational institutions such as Mary Immaculate College, Laurel Hill and St. Clements Secondary schools and the Model Primary School.

A viewing of this property is highly recommended.



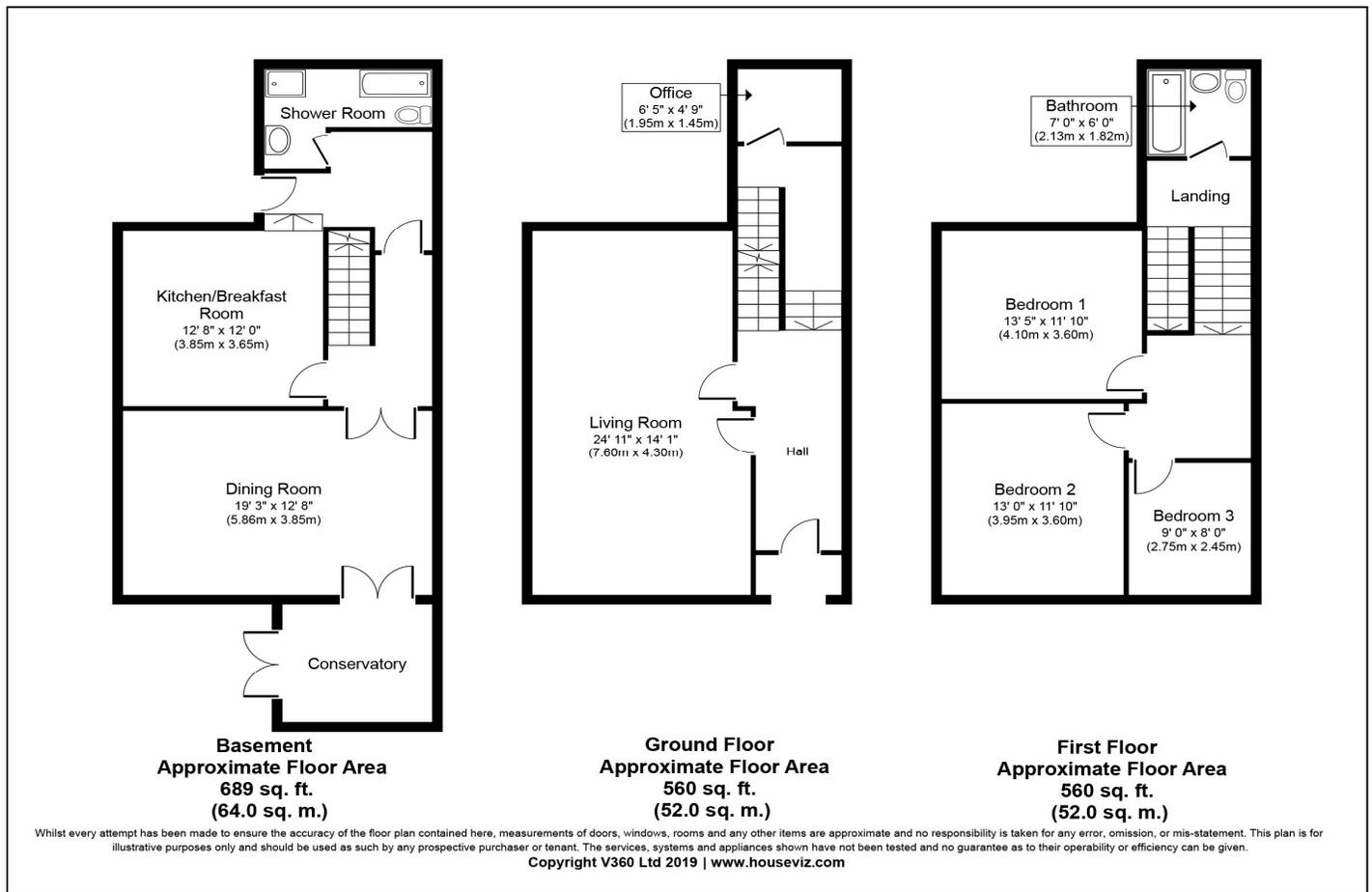


## SPECIAL FEATURES

Terrace Victorian Period Property  
 Accommodation over three floors  
 Ideal city centre location  
 Three bedrooms  
 Three receptions

## ACCOMMODATION

- Open entrance porch  
 Feature red brick arch. Tiled porch. Porch light. Feature hardwood entrance door with overhead and side coloured paint glass. Accessed via a granite and brick staircase.
- Entrance hall  
 Coving. Picture rail.
- Living Room 7.60m x 4.30m  
 (formerly 2 reception rooms)  
 Fireplace with a feature canopy and Liscannor stone hearth. Coving. Picture rail.
- Ground Floor Return
- Office 1.95m x 1.45m  
 Telephone Point. Shelving. Presses.
- First Floor Return
- Bathroom 2.13m x 1.82m  
 Bath. W.C. Wash hand basin.
- First Floor
- Bedroom 1 4.10m x 3.60m  
 Fireplace. Picture rail.
- Bedroom 2 3.95m x 3.60m  
 Fireplace. Fitted wardrobes with overhead presses.
- Bedroom 3 2.75m x 2.45m  
 Picture rail.
- Landing  
 Access to attic via stira staircase.
- Basement
- Kitchen 3.85m x 3.65m  
 Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap.
- Dining Room 5.86m x 3.85m  
 Feature wall length stone fireplace with tiled hearth and copper canopy.
- Conservatory  
 Double glazed sliding PVC door to front garden.
- Utility  
 Plumbed for washing machine. Belfast sink. Underneath presses. Door to rear yard.
- Shower Room  
 Tiled shower cubicle. W.C. Wash hand basin.



## PRICE

€350,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## 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