

Basement		
Accommodation	Size	Description
Entrance Hallway	5.3 m x 1 m 17'4" x 3'3"	
Living Room	3.75 m x 3.2 m 12'3" x 10'5"	Feature cast iron fireplace. Coving. TV point.
Bedroom 1	2.45 m x 3.75 m 8' x 12'3"	Coving.
Bedroom 2	2.95 m x 3.75 m 9'7" x 12'3"	Coving.
Bathroom	2.5 m x 1.55 m 8'2" x 5'1"	Modern fitted bathroom suite. Triton T90si electric shower. Bath with glass shower door. WC wash hand basin. Fully tiled walls & floor.
Kitchen	3.82 m x 1.85 m 12'5" x 6'1"	Modern fitted kitchen with eye & floor level units. Single drain-er stainless steel sink unit with mixer tap. Electric oven & four plate hob. Fully tiled floor.
Utility Room	1.6 m x 1.9 m 5'3" x 6'2"	Plumbed for washing machine. Shelving. Tiled floor. Door to rear garden.

Outside
Private walled rear garden with two stone out houses. Pedestrian access to rear with further garden space and garage.

PRSA Licence 002371

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



**5 Swanson Terrace,
O'Connell Avenue,
Limerick.**

Price
Region €220,000
Barrack House, O'Connell Avenue, Limerick. Tel 061 410410 Email decourcyodwyer@propertypartners.ie

A superb opportunity arises to acquire this imposing two storey over basement period property currently in two units with potential to be converted into a fine family home or indeed home/income investment.

The property which is located in this prime location, adjacent to all necessary amenities is currently laid out as a two storey unit with living room/kitchen/dining room, six bedrooms and bathroom and a basement/garden level two bedroom self contained apartment.

Outside this property is further enhanced with a large front garden, a rear garden with garage and vehicular access.

Special Features

- * Period residence
- * Prime city centre location
- * Currently in two units
- * Potential home or home/income property
- * Vehicular access to rear
- * Adjacent to all necessary amenities
- * Gas fired central heating
- * Two storey over basement
- * Double glazed windows`
- * c. 1,870 Sq. Ft.
- * BER: D2 Garden Apt: G

Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Porch	1.2 m x 1.4 m 3'9" x 4'6"		Tiled floor. Porch light.
Hallway & inner Hallway	7 m x 1.8 m 22' x 5'9"		
Living Room	4 m x 2.75 m 13'1" x 9'		
Kitchen/Dining Room	3.85 m x 4.85 m 12'6" x 15'9"		Modern fitted kitchen with ample array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Zanussi electric oven & four plate hob. Plumbed for washing machine. Open fireplace. Coving. Picture rail.
Bedroom 1	2.55 m x 4 m 8'4" x 13'1"		
Return			
Bathroom	2.0 m x 2.0 m 6'6" x 6'6"		Bath with Triton T90i electric shower. WC Wash hand basin. Fully tiled walls & floor.
Upstairs			
Bedroom 2	2.75 m x 2.2 m 9' x 7'2"		
Bedroom 3	2.25 m x 4.0 m 7'4" x 13'1"		
Bedroom 4	2.8 m x 2.33 m 9'2" x 7'6"		
Bedroom 5	2.8 m x 2.42 m 9'2" x 7'9"		
Bedroom 6	3.8 m x 2.15 m 12'5" x 7'1"		

