



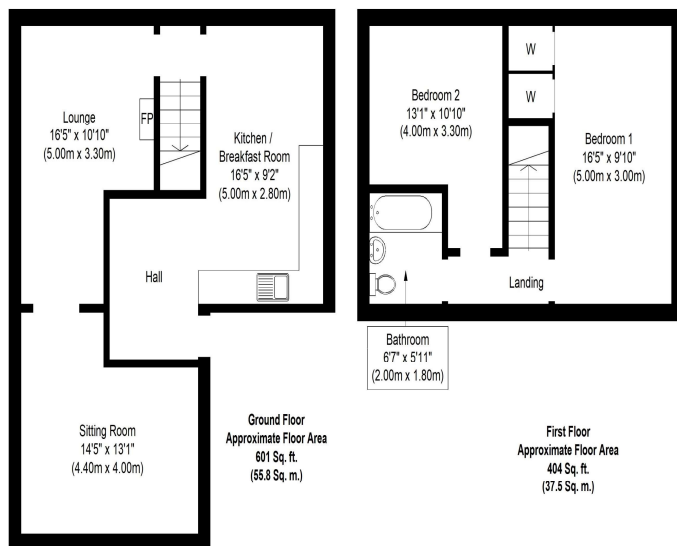
FOR SALE BY PRIVATE TREATY

**214 VALLEY VIEW,
DONOUGH O'MALLEY PARK,
LIMERICK CITY V94VX6K**

2 Bed Terraced House

PRICE: €40,000

BER C1



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. 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 reliability or efficiency can be given.

DESCRIPTION

Centrally located 2 bedroom mid terrace house in Limerick City within walking distance of all amenities.

The accommodation which was extended to the rear comprises of a kitchen/breakfast room area, living room, sitting room. Upstairs there are 2 double bedrooms and a bathroom.

To the front of the property there is an entrance gate with a small garden area with rear walled garden and garden shed. Pedestrian access to the parking area.

ACCOMMODATION

Entrance Hall

Kitchen / Breakfast Room 5.0m x 2.8m

Utility Room 2.6m x 2.2m

Living Room 3.3m x 5.0m

Sitting Room 4.4m x 3.0m

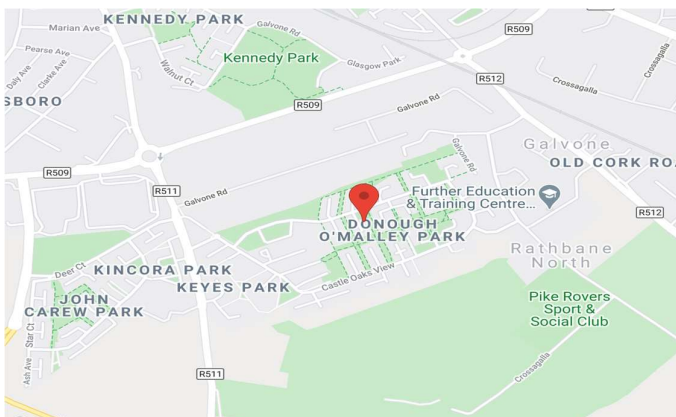
Bedroom 1 3.0m x 5.0m

Bedroom 3.3m x 4.0m

Bathroom

Built in wardrobes.

Bath. W.C. W.H.B. Electric shower.



SPECIAL FEATURES

City centre location
Windows replaced throughout
New heating system
Good sized rear extension

Contact Negotiator

Brian O'Dwyer

VIEWING

By appointment only

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