

**PROPERTY
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O'Dwyer**

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4 Mount Pleasant Avenue,
Off Wolfe Tone Street,
Limerick.

We are delighted to introduce to the market this fine period style, dormer residence presented in good decorative condition and ideally located adjacent to the city centre and all its amenities.

The accommodation comprises of entrance hallway, living room, family room / bedroom 4, kitchen / breakfast room, bathroom and 3 bedrooms.

Outside the property is further enhanced by a south facing rear garden and a walled and railed front garden.

An early viewing of this property is highly recommended.

Price

Region €109,950

Barrack House, O'Connell Avenue, Limerick.

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Accommodation

Accommodation	Size	Description
Entrance Hallway	2.67m x 1m 8'7" x 3'2"	Hardwood glass pannelled entrance door. Fully tiled floor.
Living Room	3.7m x 2.65m 12'1" x 8'7"	Feature fireplace with gas coal effect fire. Timber flooring. T.V. point.
Family Room	2.33m x 2.44m 7'6" x 8'	Timber flooring.
Kitchen / Breakfast Room	3.46m x 3.6m 11'3" x 11'8"	Fitted kitchen with ample array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap and tiled splashback area. Plumbed for washing machine. Plumbed for dishwasher. Fully tiled floor. Door to rear patio area.
Bathroom	2.3m x 1.65m 7'5" x 5'4"	Bath with Mira Elite 2 electric shower. W.C. and wash hand basin. Fully tiled walls and floor.
Upstairs		
Bedroom 1	3.42m x 3.06m 11'2" x 10'	Velux window
Bedroom 2	3.7m x 3m 12'1" x 9'8"	
Bedroom 3	5.2m x 2.45m 17'06" x 8'	

Outside

Rear south facing patio garden which is fully tiled C. 3m x 6.62m. (C. 9'8" x 21'7"). Fully enclosed railed & walled front garden.

Special Features

- * Mid terrace
- * Period residence
- * GFCH
- * 3 / 4 bedrooms
- * Cul - de - sac
- * Good condition
- * South facing rear garden
- * Modern fitted bathroom
- * Adjacent to city centre
- * Railed and walled front garden
- * BER: E1

PRSA Licence 002371

Viewing strictly by appointment

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