

Upstairs

Accommodation	Size	Description
Room 1	3.7 m x 2.17 m 12'1" x 7'1"	
Room 2	2.13 m x 4.02 m 7' x 13'2"	

Outside

Front back and rear garden space with opportunity for extending subject to planning and /or multiple car space.

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.



**St. Monica's,
Roxboro Roundabout,
Limerick.**

Price

Region €200,000

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

Superb opportunity to acquire this unique residential/commercial site with existing house thereon located at a pivotal location on one of Limericks busiest roundabouts and forming part of the well established Roxboro Shopping Centre.

Subject to planning this site/property may suit a variety of uses to include residential, surgery, office, light engineering etc...

Viewing is highly recommended.

Special Features

- * Detached
- * Site c. 7,160 Sq. Ft. (c.665 Sq. M.)
- * Adjacent Roxboro Shopping Centre
- * Close proximity to city centre
- * Large gardens
- * Ample car parking
- * The subject lands are zoned “commercial” in Limerick City Council Development Plan

Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Porch			
Entrance Hallway	4.45 m 14'6"	1.3 m 4'3"	
Living Room	3.7 m 12'1"	5.2 m 17'1"	Feature fireplace. Large bay window. Picture rail. Centre piece.
Family Room	3.7 m 12'1"	5.2 m 17'1"	Fireplace. Large bay window. Picture rail. Centre piece.
Sitting Room	3.15 m 10'3"	4.3 m 14'1"	Fireplace. Picture rail.
Dining Room	4.37 m 14'3"	3.67 m 12'	
Utility Room	2.5 m 8'2"	1.8 m 5'9"	
Bathroom	3.1 m 10'2"	1.8 m 5'9"	Bath. WC Wash hand basin.

