

FOR SALE

**NO. 6 UPPER HARTSTONGE STREET,
LIMERICK.
V94A7NN.**

PRICE REGION: €575,000

BER - EXEMPT



DESCRIPTION

Limerick is the capital of the Mid-West region and is located approximately 210 km South West of Dublin City and 100 km North East of Cork City.

The subject property is located in Limerick city with side views of the Peoples Park. The surrounding area comprises largely of Georgian period properties with occupiers mainly office users.

This location has been identified as Limericks “Georgian Quarter”.

No. 6 comprises of a four storey over basement end of terrace red brick Georgian property with double apex roof and parapet. The property was built in c. 1830.

The entrance is by way of stone archway to a panelled front door with a fanlight above the door. The windows comprise of the original sash windows, while the floors are timber throughout. This property benefits from many of its original features to include coving, centre pieces, fireplaces, stairwells, windows etc. The property has been reroofed and rewired while benefiting from storage heating and alarm system throughout.

Externally there is a yard area to the rear and basement area.

The subject property is located in an area of Architectural conservation and is recorded in the Limerick Development Plan 2022 -2028. While also recorded as a protected structure Reg. No. 3143. As per Map ACA1.

Living City Initiative Limerick

The subject property is located in a designated area for the Living Cities Initiative extended to 12/2027. Further details are available from Limerick City and County Council website.

The entire property is vacant throughout.



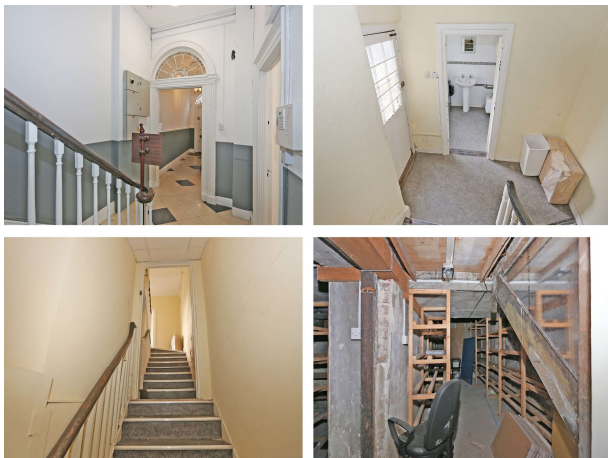
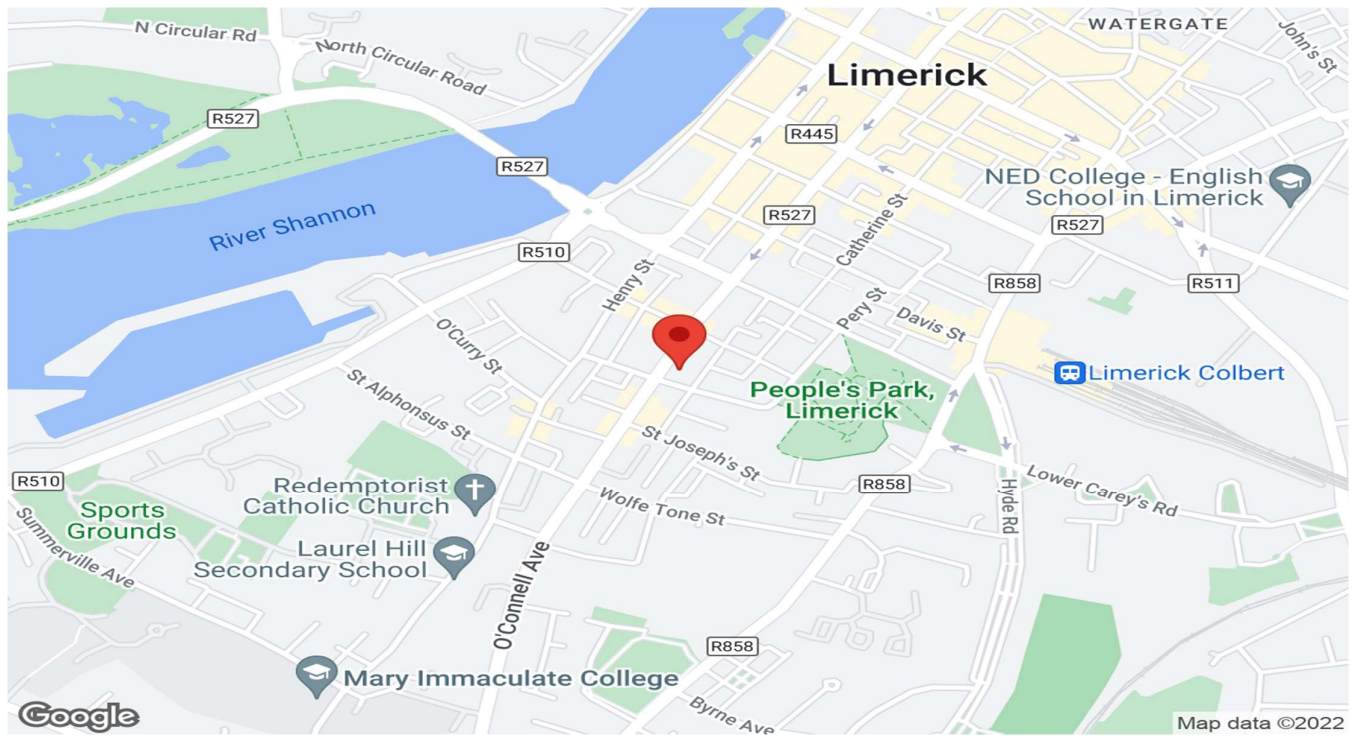
ACCOMMODATION

The approx. floor areas measured on a gross internal area are

No. 6

Basement	89 Sq. mtrs.
Basement return	4 Sq. mtrs.
Ground Floor	68 Sq. mtrs.
First Floor return	6 Sq. mtrs.
First Floor	64 Sq. mtrs.
Second Floor return	5 Sq. mtrs.
Second Floor	65 Sq. mtrs.
Third Floor Return	7 Sq. mtrs.
Third Floor	66 Sq. mtrs.
Total Area:	374 Sq. mtrs. (4,025 Sq. Ft.)





Price Region: €575,000 plus VAT if applicable.

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.



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