



**FOR SALE BY PRIVATE TREATY**

**3 INGLEWOOD VILLAS,  
THOMONDGATE,  
LIMERICK V94EVN1**

**PRICE: €165,000**

**BER E1**





## DESCRIPTION

Property Partners de Courcy O' Dwyer are delighted to offer for sale this terraced period residence located adjacent to Limerick city and all its amenities.

The property offers the discerning purchaser an opportunity to refurbish and extend subject to any necessary planning permission.

Accommodation comprises of entrance hall, living room, sitting room, kitchen / dining room, shower room and two double bedrooms.

Outside the property is further enhanced with a private walled rear garden.





## SPECIAL FEATURES

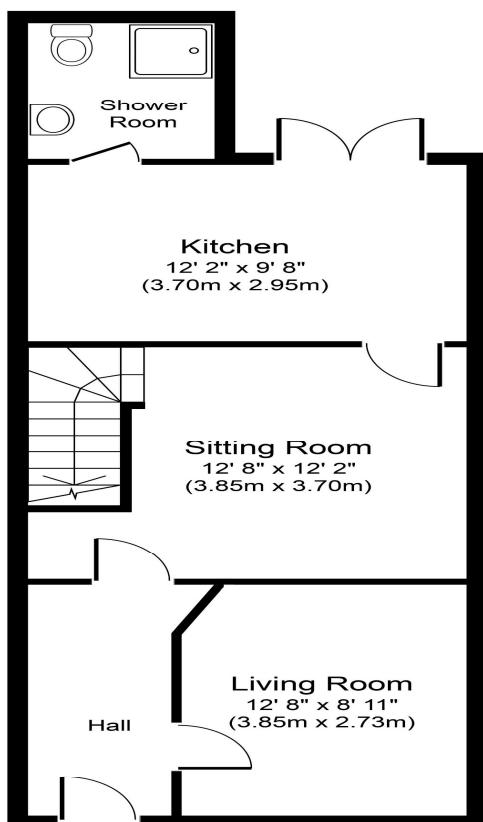
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Period residence  
 Gas fired central heating  
 Two receptions  
 Adjacent to the city centre  
 Private rear garden  
 Refurbishment opportunity

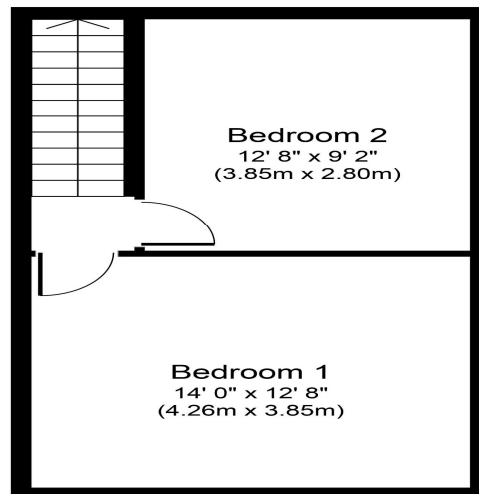
## ACCOMMODATION

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- **Entrance Hall** Hardwood entrance door. Tiled floor.
- **Living Room** Feature tiled fireplace. Timber flooring. Picture rail.
- **Sitting Room** Feature brick fireplace with Liscannor stone hearth. Tiled floor. Door to...
- **Kitchen / Dining Room** Kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Beko electric oven. Extractor fan. Plumbed for washing machine. Tiled floor. Door to rear garden.
- **Shower Room** Shower with Triton T90 Z electric shower. W. C. W. H. B. Fully tiled walls and floor. Extractor fan.
- **Upstairs**
- **Bedroom 1** Cast iron fireplace.
- **Bedroom 2** Fitted wardrobes.
- **Outside** Private walled rear garden. Patio area. Outside tap and light. Garden shed.



**Ground Floor**  
**Approximate Floor Area**  
**543 sq. ft.**  
**(50.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**358 sq. ft.**  
**(33.2 sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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 operability or efficiency can be given.

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## PRICE

€165,000

## DIRECTIONS

Google Map: V94EVN1

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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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.