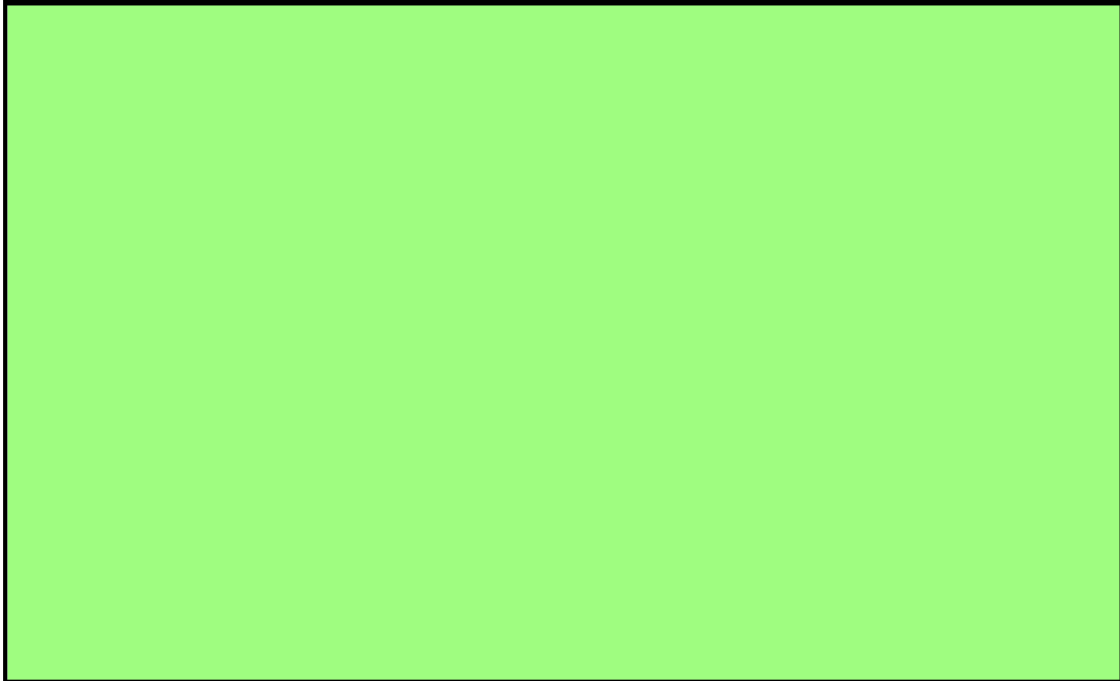


**PROPERTY
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'Kincora',
O' Connell Avenue,
Limerick

New to the market comes this fantastic opportunity to acquire a victorian residence on one of Limerick's finest thoroughfare's. This spacious property retains all of it's original features including coving, windows, fireplaces etc and whilst needing refurbishment it offers the diserning purchaser a real gem!

Accommodation comprises of entrance hallway, living room, family room, dining room, kitchen, 5 bedrooms, study and bathroom.

Outside the property is further enhanced by an extra large front garden, a rear courtyard, a detached garage and a long rear garden which has a southerly aspect.

Price

Region: €275,000

10 The Crescent, O' Connell Street, Limerick.

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Downstairs

Accommodation	Size	Description
Entrance Hallway Guest WC	9.6 m x 1.5 m 31'4" x 5'0"	Hardwood entrance door. Original tiled hallway. Coving picture rail. Telephone point. Understairs storage area. WC. Wash hand basin.
Living Room	5.85 m x 4.16 19'1" x 13'6"	Original marble fireplace with tiled inset & cast iron inset. Detailed coving. Picture rail. Large bay windows with superb panelling & original sash windows. Double sliding doors to...
Family Room	3.75 m x 4.15 m 12'3" x 13'6"	Victorian marble fireplace with cast iron & tiled inset.
Dining Room	4.6 m x 3.32 m 15'0" x 10'8"	Tiled open fireplace. Door to rear court yard.
Kitchen	3.1 m x 2.3 m 10'1" x 7'5"	Single drainer stainless steel unit. Plumbed for washing machine. Array of eye and floor level units.

Upstairs (1st Floor)

Bathroom	2 m x 2.32 m 6'6" x 7'6"	Bath with Triton T90i electric shower. WC, wash hand basin & vanity unit. Part tiled walls.
Bedroom 1	3.5 m x 3.72 m 11'4" x 14'1"	Range of fitted wardrobes & shelving. Wash hand basin & vanity unit. Picture rail. Cast iron fireplace
Bedroom 2	3.32 m x 4.6 m 10'8" x 15'0"	Range of fitted wardrobes. Picture rail. Cast iron fireplace with tiled inset.
Bedroom 3	3.82m x 4.51 m 12'5" x 14'7"	Range of fitted wardrobes. Picture rail. Cast iron fireplace with tiled inset.
Bedroom 4	4.46 m x 2.36 m 14'6" x 7'7"	Cast iron fireplace with cast iron inset.

Upstairs (2nd Floor)

Bedroom 5	5.2 m x 3.67 m 17'0" x 12'0"	Walk in wardrobe. Cast iron fireplace.
Office	2.06 m x 2.57 m 6'7" x 8'4"	Walk in wardrobe. Cast iron fireplace.

Special Features

- * Victorian residence
- * Original features
- * Prime location
- * Five bedrooms
- * Large garden
- * Superb potential
- * Courtyard
- * Vehicular access to rear

Local Amenities

- * **Schools: Primary:** Scoil Maithe Dai
- * **Secondary:** Laurel Hill (girls), St. Clements (boys), Scoil Carmel (girls)
- * **Shops:** c.10 min walk to city centre
- * **Bus Route:** 304 & 304A from Brown Thomas to Raheen. Stop on O'Connell Ave
- * **Creche/Montessori:** Kiddies Kampus, O'Connell Avenue
- * **Churches:** St. Josephs RC, Redemptorists
- * **Restaurants:** Peony Court
- * **Hotel/Pub:** Punches Hotel

Outside

Courtyard area which is fully enclosed C.13.87 m x 3.8 m. Boiler house, tool shed and coal shed. Door from courtyard leading to rear vehicular lane way. Detached garage built of block construction which measures approx 6.8 m x 5.0 m. Pedestrian access to the rear garden which has a southerly aspect & is fully walled and which is mainly laid to lawn with patio area. Large front garden mainly laid to lawn with hedges to the side and ornate railing and gate to the front.

Viewing strictly by appointment

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