



FOR SALE BY PRIVATE TREATY

**NO. 5 ST. JOHNS AVENUE,
MULGRAVE STREET,
LIMERICK V94X6CH**

PRICE: €235,000

BER E1



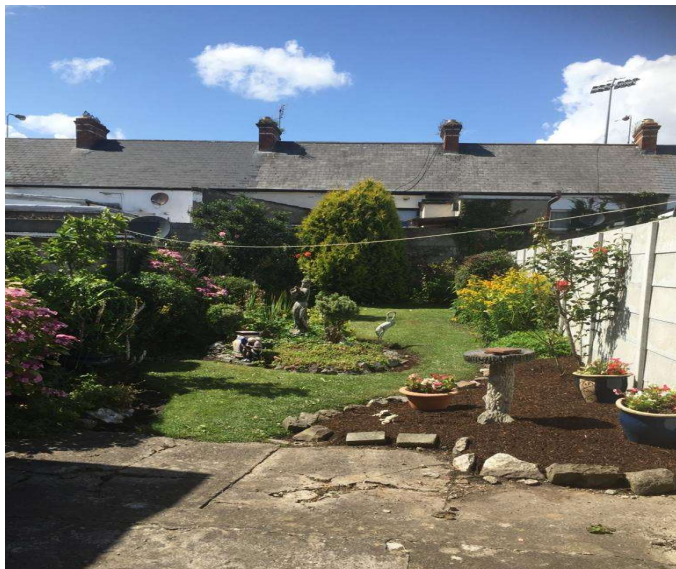
DESCRIPTION

We are delighted to offer for sale this period residence located just off Mulgrave Street within a short stroll to Limerick City Centre and all its amenities.

This well kept property which is located in a cul de sac comprises of entrance hallway, living room, dining room, kitchen, three bedrooms and bathroom. The property benefits from a mature, walled, private rear garden and a small patio garden to the front.

A viewing of this property is highly recommended.



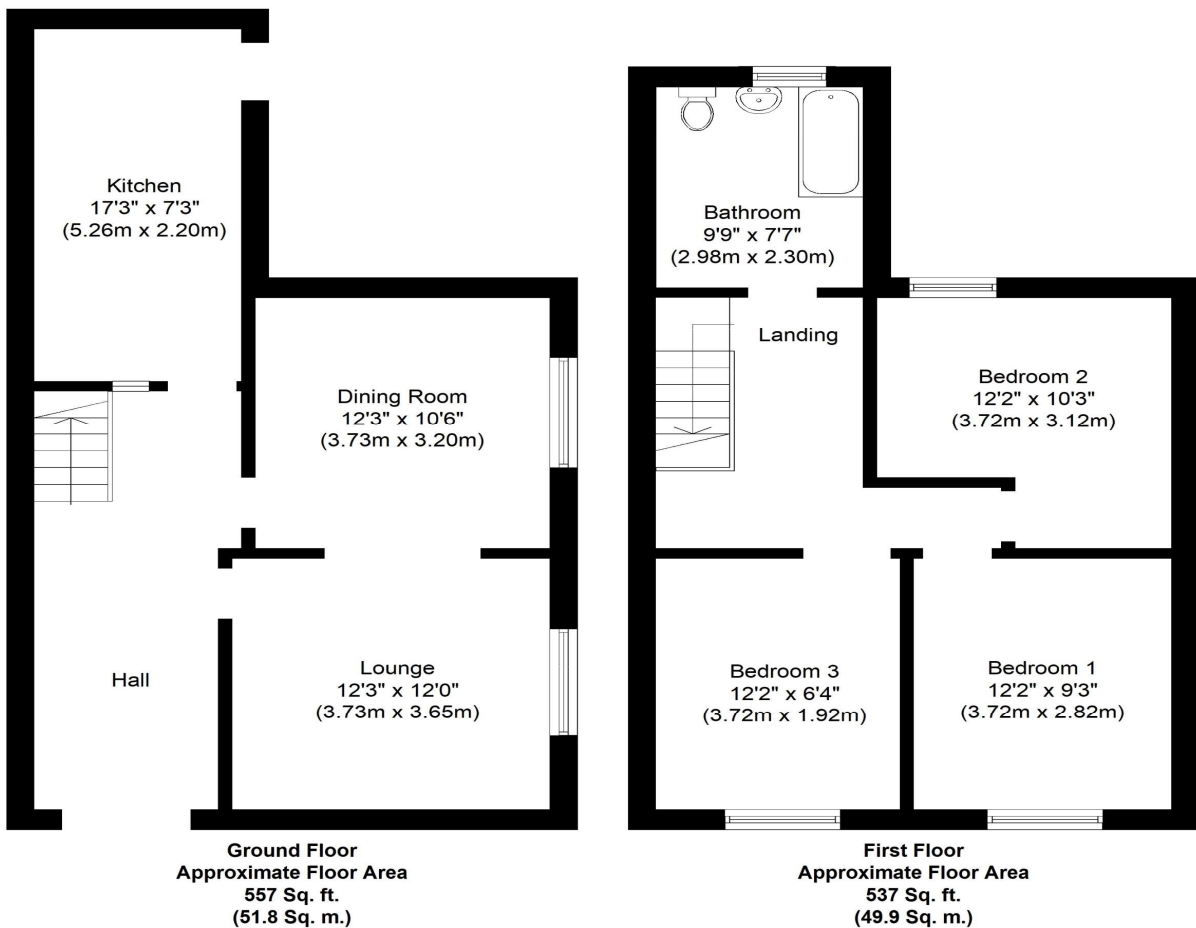


SPECIAL FEATURES

- Red brick terraced house
- Cul de sac
- Double glazed windows
- Oil fired central heating
- Very well maintained
- Close proximity to City Centre
- Enclosed private mature, well stocked rear garden approx 20m in length

ACCOMMODATION

- **Entrance Porch** Porch Light. Tiled floor.
- **Entrance Hallway** Timber glass panelled and frosted entrance door. Under stairs storage area.
- **Living Room** Tiled open fireplace. Timber flooring. TV point. Double door to...
- **Dining Room** Original ornate marble fireplace with tiled hearth. Timber flooring.
- **Kitchen** Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Cordial electric oven and four plate hob. Extractor fan. Plumbed for washing machine. Plumbed for dishwasher. Door to rear garden.
- **Upstairs**
- **Upstairs Return**
- **Bathroom** Bath. W.C. Wash hand basin. Hot press with dual immersion.
- **First Floor**
- **Bedroom 1**
- **Bedroom 2** Cast iron fire place.
- **Bedroom 3**
- **Outside** Enclosed walled, private, mature rear garden mainly laid to lawn with border areas stocked with a variety of plants, shrubs and trees. Fully walled front garden laid with patio tiles and border shrubbery.



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. 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

€235,000

DIRECTIONS

Google Map V94 X6CH

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

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.