

## Outside

Walled and railed front garden with patio area. Walled rear garden patio with pedestrian access to the rear.



**7 St Johns Villas,  
Mulgrave Street,  
Limerick.**

**Viewing strictly by appointment**

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PRSA Licence 002371

**Price**

Region €119,950

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New to the market comes this fine period residence presented in good decorative condition throughout and retaining many of its original features.

The upgraded and recently decorated accommodation comprises of entrance hallway, living room, sitting room, kitchen/breakfast room, three bedrooms and two bathrooms.

Viewing is highly recommended.

#### Special Features

- \* Period residence
- \* Double glazed timber sash windows to front
- \* Double glazed PVC windows to rear
- \* Gas fired central heating
- \* Excellent condition
- \* Two reception rooms
- \* Close proximity to city centre & all amenities



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	7.0 m x 1.15 m 23' x 3'8"		Hardwood glass panelled entrance door. Coving. Dado rail. Alarm point. Understairs storage area.
Living Room	3.85 m x 3.9 m 12'6" x 12'8"		Feature cast iron fireplace. Timber flooring. TV point. Coving. Picture rail.
Sitting Room	3.85 m x 3.15 m 12'6" x 10'3"		Original feature marble fireplace. Coving. Timber flooring.
Kitchen/Breakfast Room	4.35 m x 3.1 m 14'3" x 10'2"		Fitted kitchen with array of eye & floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Original quarry tiled floor. Plumbed for washing machine. Vented for dryer. Aluminium door to side & rear.
First Floor Return			
Bathroom	2.15 m x 2.25 m 7'1" x 7'4"		Bath with Triton T90i electric shower. WC Wash hand basin.
Bathroom/Shower Room	3.15 m x 2.15 m 10'3" x 7'1"		Free standing cast iron bath. Tiled shower cubicle with Triton T90 electric shower. WC Wash hand basin in vanity unit. Timber floor.
First Floor			
Bedroom 1	3 m x 3.85 m 9'8" x 12'6"		Picture rail.
Bedroom 2	3.8 m x 1.9 m 12'5" x 6'2"		
Bedroom 3	3.15 m x 3.85 m 10'3" x 12'6"		Coving.