



FOR SALE BY PRIVATE TREATY

**ST. MARGARETS,
ISLAND ROAD,
LIMERICK V94W25N**

PRICE: €210,000

BER D1



DESCRIPTION

Property Partners de Courcy O'Dwyer are delighted to introduce for sale this fully refurbished period residence ideally located within walking distance of the city centre and all its amenities.

The bright and spacious accommodation of this excellently presented home comprises of entrance hall, living room/dining room, kitchen, utility/store, shower room and three bedrooms.

Outside the property is further enhanced with a large front garden with ample off street parking, two courtyards to the rear, large side entrance and a good sized shed of block construction.

A viewing of this property is highly recommended.



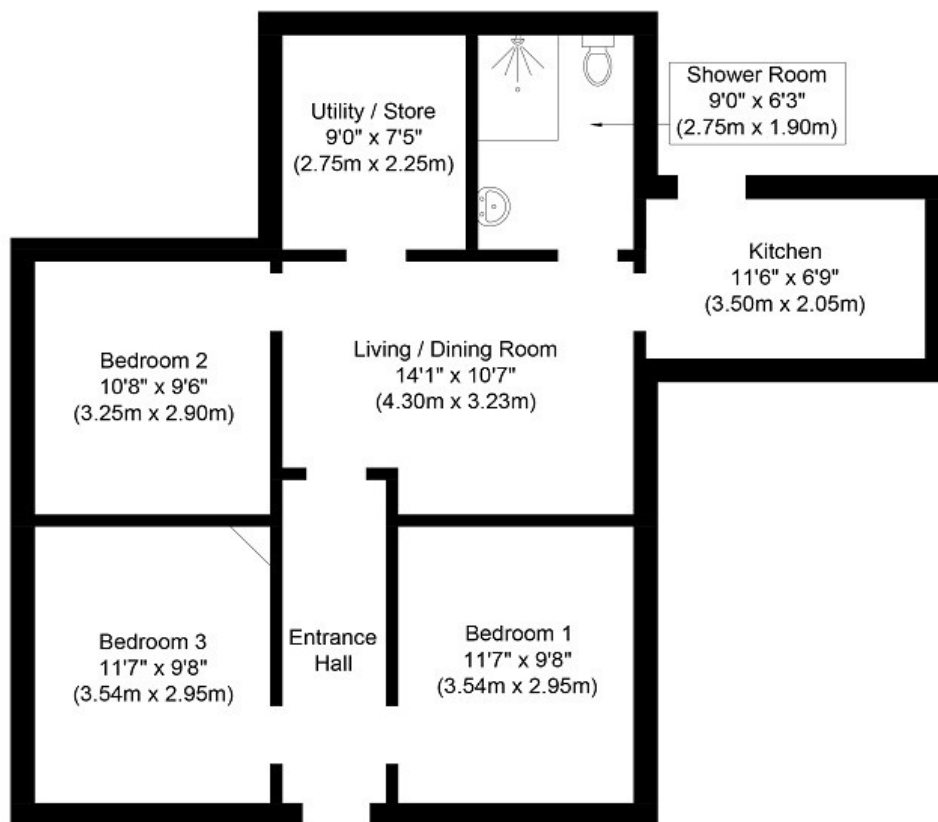


SPECIAL FEATURES

- Red brick period residence
- Recently fully refurbished to a very high standard
- Gas fired central heating
- Double glazed PVC sash windows
- Alarm
- Three bedrooms
- Large front garden with ample parking
- Walking distance to the city centre and all its amenities

ACCOMMODATION

- **Entrance Hallway** White PVC entrance door with leaded and frosted glass insets. Alarm point. Timber flooring. Picture rail.
- **Bedroom 1** Timber flooring. Picture rail.
- **Living Room / Dining Room** Feature cast iron fireplace. Timber flooring. Picture rail. TV point.
- **Kitchen** Modern fitted kitchen with array of floor level units. Blanco single drainer stainless steel sink unit with mixer tap. Cooke and Lewis extractor fan. Recessed lighting. Vaulted ceiling. Timber flooring.
- **Shower Room** Shower cubicle with glass door. W.C. W. H. B. Fully tiled walls and floor. Vaulted ceiling. Recessed lighting.
- **Bedroom 2** Timber flooring. Picture rail.
- **Bedroom 3** Feature tiled open fireplace. Timber flooring. Picture rail.
- **Utility Room** Plumbed for washing machine. Timber flooring. Vaulted ceiling. Recessed lighting.
- **Outside** Large front garden with double steel gate leading to concrete driveway. Lawn area. Raised flower beds, hedging. Gravelled side passageway. Gravelled court yard to the rear. Garden shed of block construction.



Approximate Floor Area
779 Sq. ft.
(72.4 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

€210,000

DIRECTIONS

Google Map: V94W25N

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
M: 061 410 410
E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

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