



FOR SALE BY PRIVATE TREATY

**58 O'DWYER VILLAS,
THOMONDGATE,
LIMERICK V94P2CF**

PRICE: €180,000





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this superbly extended end of terrace residence located on this popular road within walking distance of Limerick city and all its amenities.

The extended accommodation on the ground floor comprises of entrance porch, entrance hall, bedroom 1, living room, kitchen/dining room, family room and bedroom 2. There is a separate entrance porch to the side of the property and upstairs there are two further bedrooms and bathroom.

Outside this property is further enhanced with a rear courtyard and a walled and gated front garden with off street parking.

A viewing of this property is highly recommended.



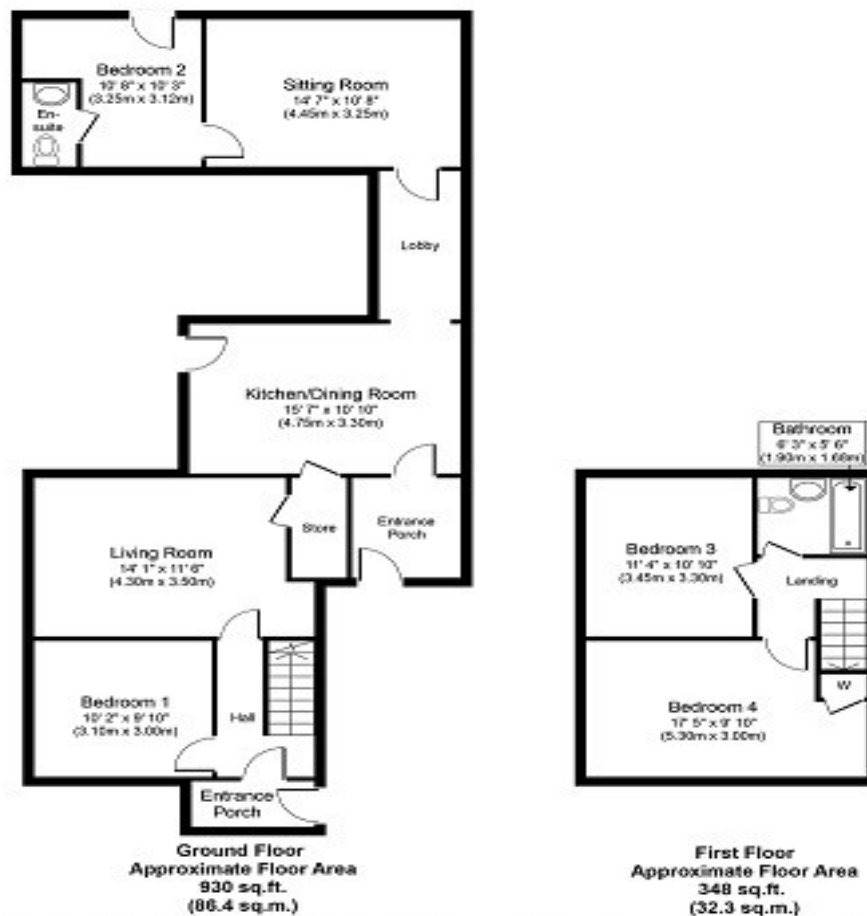


SPECIAL FEATURES

- End of terrace
- Double glazed windows
- Four bedrooms
- Ground floor extension
- Rear court yard
- Front garden with off street parking
- Close proximity to city centre

ACCOMMODATION

- **Entrance Porch** Woodgrain PVC entrance door.
- **Entrance Hall** Glass paneled entrance door. Under stairs storage. Telephone point.
- **Bedroom 1** Range of fitted wardrobes. Shelving and overhead presses.
- **Living Room** Tiled open fireplace. Fitted cabinets. Book shelves and display cabinets. TV point. Storage press.
- **Store Room** Shelving.
- **Kitchen / Dining Room** Kitchen with array of eye and floor level units. Double drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Door to rear garden.
- **Lobby** Array of floor level storage units.
- **Family Room**
- **Bedroom 2 with toilet off** W. C. Wash hand basin. Fully tiled walls and floor.
- **Separate entrance porch to side of property** Wood grain PVC door with glass inset.
- **Lobby** Pine wall and ceiling paneling. White aluminium entrance door leading to kitchen / dining room.
- **Upstairs**
- **Bathroom** Bath with Mira Elite SE electric shower. W.C. Wash hand basin in vanity unit. Tiled walls.
- **Bedroom 3** Range of fitted wardrobes, shelving and overhead presses.
- **Bedroom 4** Range of fitted wardrobes and overhead presses.
- **Outside** Rear courtyard. Walled and gated front garden with off street parking.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This measurement 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

€180,000

DIRECTIONS

Google Map: P2CF

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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**PROPERTY
PARTNERS**

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