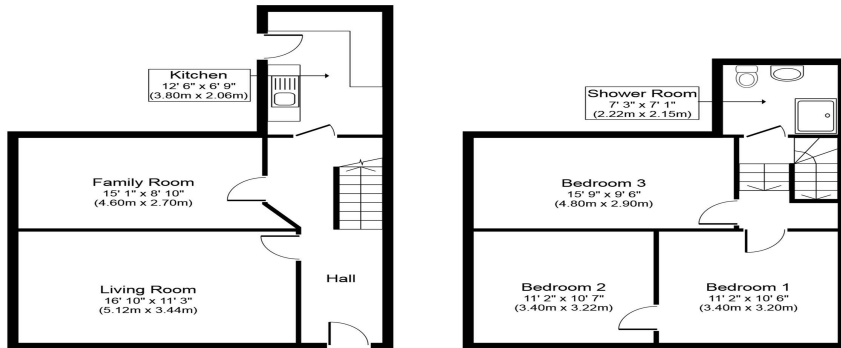


## Outside

Outside the property has an enclosed private rear yard and walled and railed front garden with gated pedestrian access.



**Ground Floor**  
 Approximate Floor Area  
 548 sq. ft.  
 (50.9 sq. m.)

**First Floor**  
 Approximate Floor Area  
 510 sq. ft.  
 (47.4 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. 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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Viewing strictly by appointment

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**4 Wolfe Tone Street,  
 Limerick.**

**Price**

**Region €175,000**

Barrack House, O' Connell Avenue, Limerick.  
 Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

A great opportunity arises to acquire this 3 bedroom end of terrace property located on Wolfe Tone Street close to the junction with O'Connell Avenue and adjacent to Bobby Byrnes.

The property whilst requiring some modernisation provides for spacious accommodation of entrance hallway, living room, family room, kitchen, 3 bedrooms and shower room.

A viewing is highly recommended.

### Special Features

- \* End of terrace
- \* Spacious accommodation
- \* Single glazed windows
- \* Front and rear gardens
- \* Excellent location
- \* Walking distance to city centre
- \* Close to Mary Immaculate College
- \* Ideal investment or first time buyer property



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	6.35 m x 1.55m 20'8" x 4'9"	Hardwood entrance door. Understairs storage area.
Living Room	5.12m x 3.44 m 16'7" x 11'2"	Tiled fireplace. TV point.
Family Room	4.6m x 2.7m 15'0" x 8'8"	Solid fuel stove. Fitted presses.
Kitchen	3.8m x 2.06m 12'4" x 6'7"	Double drainer stainless steel sink unit. Breakfast counter. Fitted eye and floor level units. Plumbed for washing machine. Space for dryer. Double glazed white aluminium door to rear garden.
Upstairs		
Return Shower Room	2.15m x 2.22m 7'0" x 7'2"	Fully tiled shower cubicle with Triton T80si electric shower. WC. Wash hand basin.
Bedroom 1	3.4m x 3.2m 11'1" x 10'4"	
Bedroom 2	3.4m x 3.22m 11'1" x 10'4"	Interconnecting bedroom
Bedroom 3	4.8m x 2.9m 15'7" x 9'5"	Range of fitted wardrobes. Telephone point.