

**PROPERTY  
PARTNERS**

**de Courcy  
O'Dwyer**

**WWW.PROPERTYPARTNERS.IE**



10 Geraldine Villas,  
Mulgrave Street,  
Limerick.

**A** fine opportunity arises to acquire this quaint period residence located adjacent to the city centre and all its amenities. The property while needing refurbishment, offers the discerning purchaser an opportunity to create a spacious home in a good residential area within walking distance of city centre.

**A**ccommodation comprises of entrance hallway, living room, family room, 2 bedrooms, kitchen and bathroom.

**O**utside the property is further complemented by a large south facing enclosed rear garden and a railed front garden.

**Price**

Open to Offers

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

## Accommodation

Accommodation	Size	Description
Entrance Hallway	3.6m x 1.1m 11'8" x 3'6"	Bronze aluminium entrance door. Wainscoting timber flooring.
Living Room	2.5m x 3.26m 8'2" x 10'7"	Cast iron fireplace. Dado rail. T.V. point.
Bedroom 1	2.5m x 3.25m 8'2" x 10'7"	Cast iron fireplace.
Family Room	3.32m x 3.72m 10'9" x 12'2"	Tiled fireplace. Door to rear garden.
Bedroom 2	2.5m x 3.3m 8'2" x 10'8"	Gas fire fireplace
Bathroom	2.7m x 1.73m 8'8" x 5'7"	Bath. W.C. and wash hand basin.
Kitchen	3m x 2.07m 9'8" x 6'8"	Fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap.

## Outside

South facing enclosed and private rear garden mainly laid to lawn. Outside tap and light. Garden shed.

## Special Features

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>* Period red brick residence</li> <li>* Bronze aluminium windows</li> <li>* GFCH</li> <li>* South facing rear garden</li> <li>* BER: G</li> </ul> | <ul style="list-style-type: none"> <li>* 3.5 m ceiling height</li> <li>* Railed front garden</li> <li>* Kitchen extension</li> <li>* Adjacent to city centre</li> </ul> |
|--|---|



### Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any

PRSA Licence 002371

