

Upstairs Return			
Accommodation	Size		Description
	M.	Ft.	
Bathroom	1.7 m x 2.7 m 5'6" x 8'9"		Bath. WC Wash hand basin. Free standing shower unit.
Upstairs Return			
Bedroom 1	4.5 m x 3.8 m 14'7" x 12'5"		Feature fireplace. TV point. Picture rail.
Bedroom 2	3.8 m x 4.2 m 12'5" x 13'8"		Feature fireplace. Picture rail.
Bedroom 3	2.7 m x 2.85 m 8'8" x 9'4"		Picture rail.

Outside
Rear garden with patio area and access to rear vehicular entrance. Walled and railed front garden.

PRSA Licence 002371

Viewing strictly by appointment

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**9 Harbour View Terrace,  
South Circular Road,  
Limerick.**

Price
Region €120,000
Barrack House, O' Connell Avenue, Limerick. Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

Whilst needing upgrading this property however offers the discerning purchaser a highly desirable home in a superb location within close proximity to the city centre and all its amenities.

Retaining many of its original features the spacious well laid out accommodation comprises of entrance hallway, living room, family room, kitchen/breakfast room, utility room, bathroom on the ground floor and three bedrooms and bathroom on the first floor return and first floor.

Outside the property has a walled and railed front garden and a rear garden leading to a vehicular lane way.

A viewing of this property is a must for the DIY/builder enthusiast.

#### Special Features

- \* Gas fired central heating
- \* Double glazed windows
- \* Close proximity to city centre
- \* Great potential
- \* Adjacent to redempdorist church & Mary I College
- \* Vehicular access to rear
- \* BER: G



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	6.78 m x 1.36 m 22'2" x 4'5"		Hardwood entrance door. Picture rail. Dado rail.
Living Room	5.0 m x 4.25 m 16'4" x 13'9"		Stunning antique marble fire- place with cast iron & tiled inset. Coving. Picture rail.
Family Room	3.9 m x 4.45 m 12'8" x 14'6"		Feature fireplace with cast iron & tiled inset. Picture rail.
Kitchen/Breakfast Room	6.5 m x 2.75 m 21'3" x 9'		Kitchen with array of eye & floor level units. Single drainer stain- less steel sink unit with mixer tap. Door to rear garden.
Utility Room	3.0 m x 1.35 m 9'8" x 4'4"		Plumbed for washing machine.

