

Upstairs Return			
Accommodation	Size		Description
	M.	Ft.	
Bathroom	2.7m x 2.9m 8'9" x 9'5"		Original cast iron bath. Separate shower cubicle with Mire Elite ST electric shower. His & Hers wash hand basins in vanity unit and marble top. Wall hung W.C. Fully tiled walls and floor. Recessed lighting. Under floor heating.

1st Floor		
Landing		Hotpress with dual immersion. Access to attic via stira staircase. Atrium skylight.
Bedroom 1	3.75m x 4.45m 12'3" x 14'6"	
Bedroom 2	3.8m x 4.1m 12'5" x 13'5"	
Bedroom 3	2.85m x 2.6m 9'4" x 8'5"	

Outside
Walled and railed front garden with flagged patio area and gated pedestrian access. Outside to the rear there is a south facing maintenance free garden with large flagged patio area, gravelled garden with access to the rear vehicular lane via electronic roller shutter gate and outside tap and sensor light.

PRSA Licence 002371

Viewing strictly by appointment

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

Price
Region €275,000
Barrack House, O' Connell Avenue, Limerick. Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

One of the most exclusive properties to come to the market in this area in recent times. A magnificently refurbished period residence in this ideal location within walking distance to the city centre and all its amenities.

The bright, airy and spacious accommodation which has been upgraded to a very high standard with no expense spared offers the discerning purchaser a unique opportunity. The accommodation comprises of hallway, guest w.c., living room, sitting room, open plan kitchen / dining room, 3 bedrooms and bathroom.

Outside the property has a walled and railed front garden and a south facing rear garden with vehicular access via an electronic roller door.

Special Features

- * Fully refurbished period residence
- * Extended accommodation
- * Double glazed hardwood sash windows
- * Irish Limestone window cills
- * Modern fitted kitchen
- * Modern fitted bathroom
- * Vehicular access to the rear
- * South facing rear garden
- * 3 bedrooms
- * Fully rewired
- * Fully replumbed
- * Insulation exceeds current building regulations
- * **BER Rating: B2**



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	7.2m x 1.35m 23'6" x 4'4"		Solid hardwood entrance door. Centre piece and coving. Wide plank oak flooring.
Guest w.c.	1.6m x 1.9m 5'2" x 6'2"		W.C. and wash hand basin. Tiled floor and splashback.
Living Room	4.95m x 4.1m 16'2" x 13'5"		Original Victorian marble fire-place. Centre piece and coving. Wide plank oak flooring. T.V. point. Two bay windows.
Sitting Room	4.4m x 3.8m 14'4" x 12'5"		Centre piece and coving. Solid oak flooring. Feature inset gas stove. Large opening to
Kitchen / Dining Room	5.2m x 6.3m 17' x 20'7"		Stunning modern fitted kitchen with a large array of eye and floor level units with Granite worktop space. 1&1/2 bowl stainless steel sink unit with mixer tap. Island breakfast counter with Granite worktop. Fabor extractor fan. Rectified Porcelain tiled floor. Aluminium clad timber slider patio door to rear garden. Recessed lighting. Triple glazed inset feature skylight. Plumbed for washing machine. Plumbed for dishwasher.

