

FOR SALE BY PRIVATE TREATY

**NO. 13 ST. JAMES MEWS,
ALPHONSUS STREET,
LIMERICK CITY,
LIMERICK V9422X2**

PRICE: €240,000

BER C2



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to present for sale this three bedroom town house ideally located adjacent to Mary Immaculate College, and just a short stroll to the city centre and all its amenities.

The spacious well laid out recently repainted and recarpeted accommodation comprises of entrance hall, guest w. c., living room, kitchen/dining room, three double bedrooms and bathroom.

No. 13 is ideally suited either for a first time buyer or indeed ideal as an investment for parents with children attending Mary I.

Outside the property has a private walled rear garden with side entrance and a small railed garden to the front.

A early viewing of this property is highly recommended.



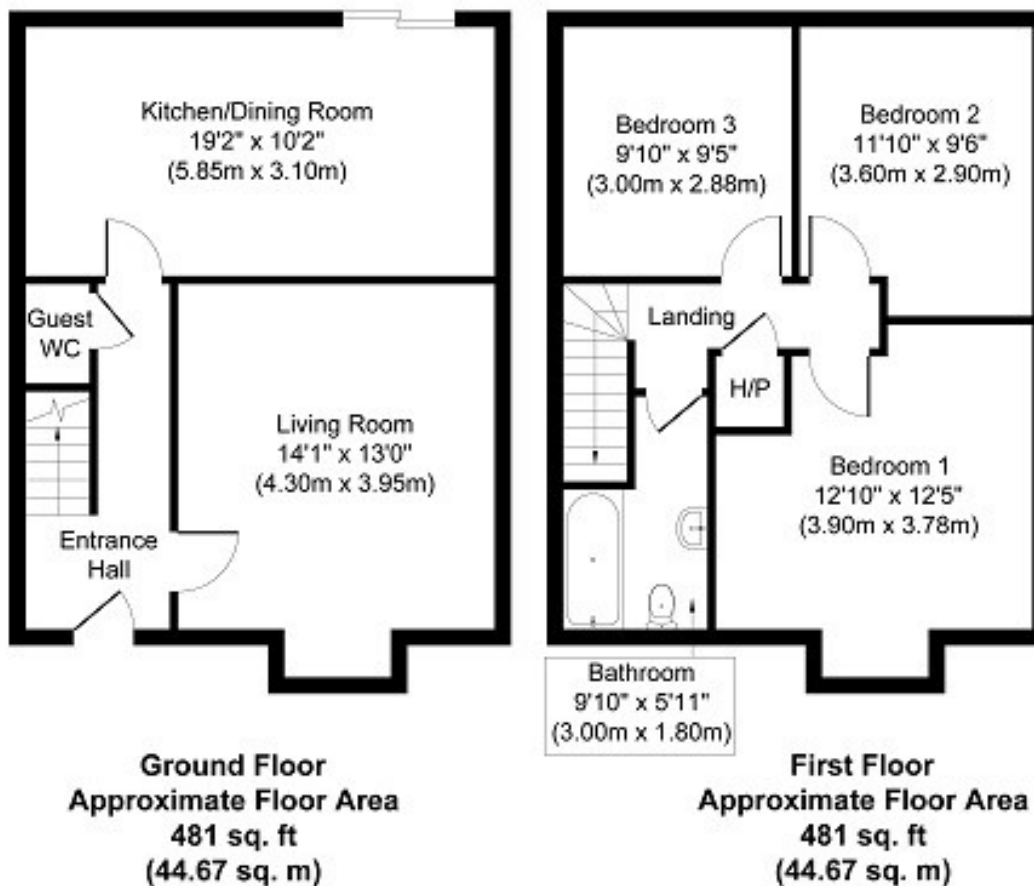


SPECIAL FEATURES

- End of terrace
- Double glazed windows
- Gas fired central heating
- Three double bedrooms
- Excellent city centre location
- Ideal starter home
- Private walled rear garden

ACCOMMODATION

- **Entrance Hall** Hardwood teak entrance door with frosted side panels. Tiled floor. Under stairs storage.
- **Guest W.C.** W. C. W.H.B. Tiled floor. Extractor fan.
- **Living Room** Marble fireplace with ornate surround. TV point. Timber flooring. Bay window.
- **Kitchen / Dining Room** Modern kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Electric oven and four plate ceramic hob. Extractor fan. Tiled splash back. Tiled floor. Plumbed for washing machine. Recessed lighting. Double glazed sliding patio door to rear garden.
- **Upstairs**
- **Landing** Hotpress with dual immersion.
- **Bedroom 1** Fitted wardrobes. Bay window.
- **Bedroom 2** Fitted wardrobes.
- **Bedroom 3**
- **Bathroom** Bath with Mira Elite QT electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Outside** Railed front garden. Fully walled rear garden.



Whilst every attempt 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. The measurements 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

€240,000

DIRECTIONS

Google Map: V9422X2

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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**PROPERTY
PARTNERS**

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