

Accommodation	Size		Description
	M.	Ft.	
Landing			Stira staircase to attic.
Bathroom	2.0 m x 1.76 m 6'6" x 5'8"		Bath with mira elite 2 electric shower. WC. Wash hand basin.
Bedroom 1	3.17 m x 4.16 m 10'4" x 13'7"		Range of fitted wardrobes with mirrored front. Tongue & groove pine flooring.
Bedroom 2	2.85 m x 3.72 m 9'4" x 12'2"		Tongue & groove pine flooring.
Bedroom 3	2.73 m x 2.17 m 8'9" x 7'1"		Tongue & groove pine flooring.

### Outside

Front garden fully walled with pedestrian access. Porch veranda. Walled & hedged rear garden mainly laid to lawn. Shared vehicular right of way access to side of the property.



**6 St. Bridget's Avenue  
off New Street  
Limerick.**

### 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 authority to make or give representation or warranty whatever in relation to this development.

### Price

€195,000

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

We are delighted to offer for sale this fine three bedroom semi-detached home located just off New Street offering easy access to all amenities such as Mary Immaculate College, schools, shops and the City Centre.

The bright spacious living accommodation comprises of entrance Hallway, guest WC, living Room, family room, kitchen/dining room, 3 Bedrooms and bathroom.

Outside this property is further enhanced by a private and secluded rear garden and a walled front garden.

Viewing of this property is highly recommended!

#### Special Features

- \* Semi detached
- \* Alarm
- \* Cul de sac
- \* Cul de Sac
- \* Double glazed Rationale windows & doors
- \* Vehicular access to side
- \* Oil fired central heating
- \* Attractive veranda to front
- \* Adjacent to Mary Immaculate



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	5.8 m x 1.8 m 19'0" x 5'9"		Hardwood entrance door. Coving. Alarm point. Tiled floor. Telephone point.
Guest WC	1.65 m x 0.9 m 5'41" x 2'9"		WC. Wash hand basin. Tiled floor.
Living Room	3.57 m x 3.48 m 11'7" x 11'4"		Feature Victorian style marble fireplace with open fire and Liscannor hearth. Coving. TV point. Shelving.
Family Room	5 m x 4.2 m 16'4" x 13'8"		Pine tongue & groove flooring. Free standing solid fuel stove with tiled hearth. Fitted shelving & units. Opening to...
Kitchen / Dining Room	5.0 m x 2.6m 16'4" x 8'5"		Array of eye and floor level units. Double drainer stainless steel unit with mixer tap & tiled splashback area. Tiled floor. Fitted double oven & ceramic hob. Plumbed for washing machine. Recessed lighting. Double glazed Rationale French door to rear garden.

