

PROPERTY PARTNERS

de Courcy O'Dwyer

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Sunnyside, New Street, Limerick.

Exceptionally bright and deceptively spacious 3 bedroom extended period home enjoying a wonderfully convenient location beside every possible facility and amenity set within a predominantly residential street, a wealth of unexpected accommodation lies behind the gated exterior. The city centre is within walking distance as is Mary I. To the rear of the property one will be surprised to find such a long garden so close to the city centre.

The well laid out and stunning accommodation comprises of entrance hallway, living room, dining room, kitchen / breakfast room, utility room, guest w.c., 3 large double bedrooms, main with bathroom ensuite and shower room.

Outside there is a walled and railed front garden, shared side entrance way and exceptionally long rear garden.

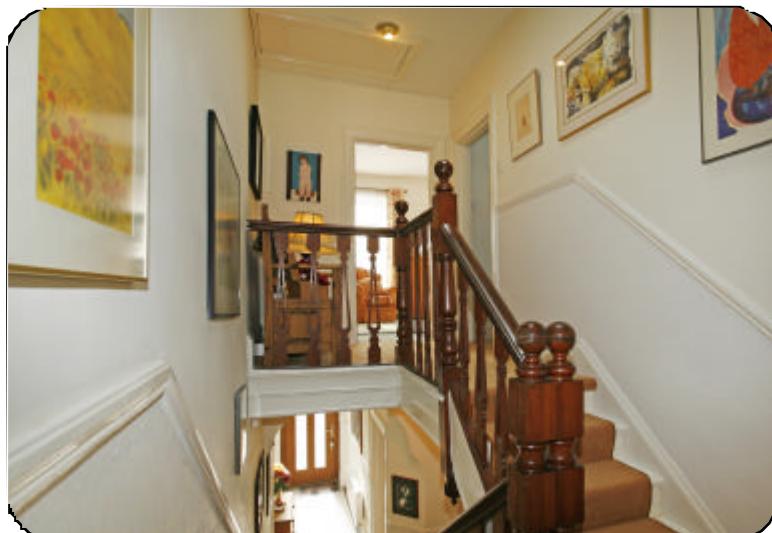
Price

Region €275,000

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Accommodation

Accommodation	Size	Description
Entrance Hallway	9m x 1.85m 30' x 6'	Modern woodgrain PVC entrance door with leaded and frosted glass inset. Original coving. Picture and dado rail. Victorian patterned tiled hallway. Alarm point. Recess light.
Living Room	4.1m x 3.75m 13'5" x 12'3"	Coving. Picture rail. Original exposed timber flooring sanded and varnished. Feature high skirting boards. Fireplace with ornate pine surround. Opening to ...
Dining Room	3.9m x 3.1m 12'8" x 10'2"	Coving. Picture rail. Original exposed timber flooring recently sanded and varnished. Feature high skirting boards.
Open plan Kitchen / Family Room	6.4m x 4.7m 21' x 15'4"	Open style country kitchen with large array of shelving and drawers. Open cabinets with sliding stainless steel drawers. Hotpoint double oven. Four plate ceramic hob. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Extensive Wainscotting. Original quarry style tiles in kitchen area and timber flooring in the family area.
Pantry	1.9m x 0.8m 6'2" x 2'6"	Double doors to rear.....
Hallway	2.1m x 1.85m 6'9" x 6'	Quarry style tiling. Wainscotting. PVC door to rear garden. Door to ...
Utility Room / Guest W.C.	2.05m x 1.72m 6'7" x 5'6"	Fully tiled walls and floor. Plumbed for washing machine. Floor level units. W.C.



1st Floor Return

Accommodation	Size	Description
Bedroom 1	4.32m x 4.15m 14'2" x 13'6"	Range of fitted mirrored wardrobes. Original flooring recently sanded and varnished. Large bay window overlooking rear garden.
Ensuite Bathroom	2.25m x 1.95m 7'4" x 6'4"	Bath. W.C. Wash hand basin. Fully tiled walls and floor.
Shower Room	2.33m x 1.22m 7'6" x 4'	Fully tiled shower cubicle with Mira Elite 2 electric shower. W.C. and wash hand basin. Fully tiled walls and floor.

1st Floor

Bedroom 2	5.15m x 4.15m 16'9" x 13'6"	Picture rail. Range of wall to wall fitted wardrobes with mirrored front and drawers.
Bedroom 3	3.91 x 3.15m 12'8" x 10'3"	Picture rail.
Landing		Stira staircase to attic.

Special Features

- * End of terrace
- * Period residence
- * Oil fired central heating
- * Double glazed windows
- * Extended to rear
- * Rear garden of approx. 40 meters
- * 3 large double bedrooms
- * Ensuite bathroom
- * Excellent period features throughout
- * Country style kitchen
- * Excellent location, close to city centre, Mary I etc.





Outside

Fully walled and railed front garden. Ornate wrought iron entrance gate with an original tiled pathway leading to the front door. To the side the property benefits from a shared side entrance way. Walled and hedged rear garden which extends to approximately 40 meters and is mainly laid to lawn and has a variety of mature trees, shrubs and plants throughout. Cobblelock patio area. Outside tap and light.



Viewing strictly by appointment

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