

No. 2 Wellington Terrace		
Entrance Hallway	9.25 m x 1.95 m 30'4" x 6'4"	Hardwood entrance door. Coving.
Living Room	4.8 m x 4.3 m 15'7" x 14'1"	Feature marble fireplace with cast iron inset & tiled hearth. TV point. Coving. Centre piece.
Family Room/Kitchen	3.9 m x 4.15 m 12'8" x 13'6"	Modern fitted kitchen with array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Coving.
Bathroom	2.75 m x 2.2 m 9' x 7'2"	Bath. WC Wash hand basin. Extractor fan.
Utility Area		Plumbed for washing machine.
Bedroom 1	4.03 m x 2.13 m 13'2" x 7'	
Bedroom 2	3.2 m x 3 m 10'5" x 9'8"	
Bedroom 3	3.12 m x 2.2 m 10'2" x 7'2"	
Bedroom 4	3.17 m x 2.53 m 10'4" x 8'3"	
Bedroom 5	3.95 m x 1.9 m 12'9" x 6'2"	
Shower Room		Shower cubicle with Triton T80 si electric shower. WC Wash hand basin.
Attic Room	4.16 m x 5.0 m 13'7" x 16'4"	Pine ceilings. Velux light.
No. 2A Wellington Terrace		
Entrance Hallway	4.0 m x 1.6 m 13'1" x 5'3"	Tiled floor. Cast iron fireplace. Waynes cotting. Recessed light- ing.
Bedroom	4.0 x 4.5 m 13'1" x 14'7"	Shower cubicle with Triton T80si electric shower. WC Wash hand basin. Tiled floor. Coving.
Ensuite	1.5 m x 2.3 m 4'9" x 7'6"	Extractor fan.
Living Room/Dining Room	6.2 m x 3.75 m 20'3" x 12'3"	Feature brick fireplace with timber beam mantal & Fiefel solid fuel stove. Double glazed french doors to rear.
Kitchen	2.1 m x 2.1 m 6'9" x 6'9"	Array of eye & floor level units. Single drainer stainless steel sinik unit with mixer tap. Tiled splash- back area & floor.
Guest WC		WC Wash hand basin.



**1 & 2 Wellington Terrace,  
O'Connell Avenue,  
Limerick.**

Price
Region €375,000
Barrack House, O'Connell Avenue, Limerick. Tel 061 410410 Email <a href="mailto:decourcyodwyer@propertypartners.ie">decourcyodwyer@propertypartners.ie</a>

A superb opportunity arises for either the owner/occupier or investor to acquire these two adjoining residences which are currently laid out in four self contained units. The properties could remain as is in an investment portfolio or indeed with a degree of imagination and creative work become two separate homes or indeed one magnificent home subject to all necessary planning.

The property is enhanced with large front gardens and a vehicular access to the rear currently offering parking.

An early viewing of this property is highly recommended.

#### Special Features

- \* Two adjoining Period residences
- \* Available in one lot
- \* Two storey over garden basement properties
- \* Currently in 4 self contained units
- \* Large front garden
- \* Vehicular access & parking to rear



#### Outside

Large front & rear gardens. Rear garden with vehicular access & parking.

PRSA Licence 002371

Viewing strictly by appointment

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No. 1 Wellington Terrace		
Accommodation	Size	Description
Entrance Hallway	9.95 m x 1.9 m 32'6" x 6'2"	Hardwood entrance door. Coving.
Living Room	4.75 m x 4.3 m 15'6" x 14'1"	Feature marble fireplace with cast iron inset. TV point. Coving.
Family Room/Currently Kitchen	4.2 m x 3.9 m 13'8" x 12'8"	Modern fitted kitchen with array of eye & floor level units. Single drainer stainless steel sink unit. Tiled splashback. Coving.
Bathroom	2.75 m x 2.25 m 9' x 7'4"	Bath. WC Wash hand basin.
Utility Room		Plumbed for washing machine.
First Floor		
Bedroom 1	4.05 m x 2.06 m 13'3" x 6'8"	
Bedroom 2	3.12 m x 2.16 m 10'2" x 7'1"	
Bedroom 3	2.16 m x 3.3 m 7'1" x 10'8"	
Bedroom 4	3.16 m x 2.0 m 10'4" x 6'6"	
Attic Room	3.88 m x 4.83 m 21'7" x 15'8"	Pine ceilings. Velux light.
No. 1A Wellington Terrace		
Living Room	6.13 m x 4.0 m 20'1" x 13'1"	Feature fireplace with marble hearth & inset. Timber flooring. Shelving. TV point.
Shower Room	1.95 m x 1.6 m 6'4" x 5'3"	Fully tiled shower cubicle with Triton T80si electric shower. WC Wash hand basin. Part tiled walls. Extractor fan.
Bedroom 1	3.65 m x 4.15 m 12' x 13'6"	
Dining Room	4.22 m x 1.8 m 13'8" x 5'9"	
Kitchen	2.2 m x 2.04 m 7'2" x 6'7"	Modern fitted kitchen with array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback.