



FOR SALE BY PRIVATE TREATY

**4 WOLFE TONE STREET,
LIMERICK CITY,
LIMERICK V94A62V**

PRICE: €280,000





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to offer for sale this spacious end of terrace three bedroomed residence located just off O Connell Avenue and within a short stroll to the city centre and all its amenities.

Accommodation comprises of entrance hallway, living room, sitting room, kitchen / breakfast room, three bedrooms and shower room.

This property given its location would make for a fine family home or investment.

A viewing of this property is highly advised.



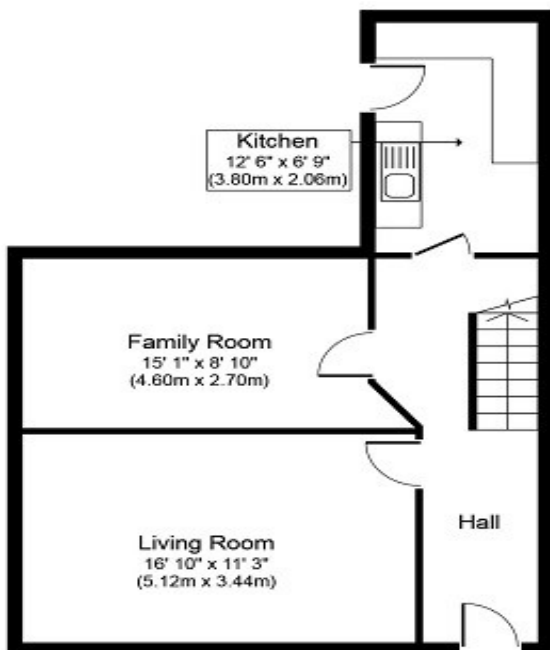


SPECIAL FEATURES

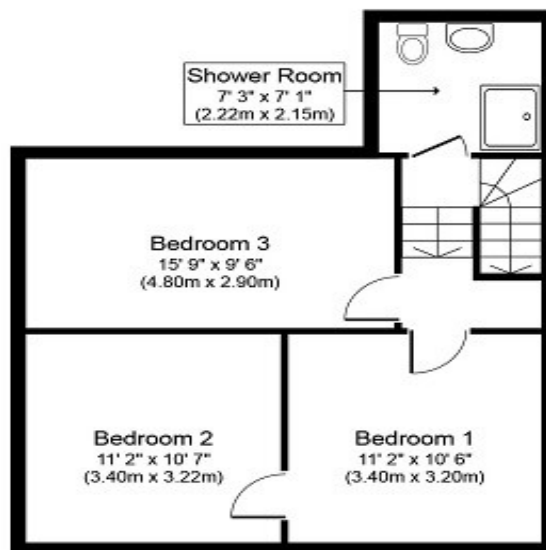
End of terrace
 Spacious accommodation
 Single glazed windows
 Front and rear gardens
 Excellent location
 Walking distance to city centre
 Close to Mary Immaculate College
 Ideal investment or first time buyer property

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door. Under stairs storage.
- **Living Room** Tiled fireplace. TV point.
- **Sitting Room** Solid fuel stove. Fitted presses.
- **Kitchen/Breakfast Room** Double drainer stainless steel sink unit. Breakfast counter. Fitted eye and floor level units. Plumbed for washing machine. Space for dryer. Double glazed white aluminium door to rear garden.
- **Upstairs**
- **Shower Room** Modern fitted shower room fully tiled. Shower. WC. Wash hand basin.
- **Bedroom 1**
- **Bedroom 2** Range of fitted wardrobes.
- **Bedroom 3** Range of fitted wardrobes.
- **Outside** The property has an enclosed private rear yard and walled and railed front garden with gated pedestrian access.



Ground Floor
Approximate Floor Area
548 sq. ft.
(50.9 sq. m.)



First Floor
Approximate Floor Area
510 sq. ft.
(47.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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

€280,000

DIRECTIONS

Google Map: V94A62V

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.