

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

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We are pleased to announce the sale of this superb period residence built c. 1905, located close to the heart of Limerick City and on an avenue renowned for its private residence and many small business practices to include doctor and dentist surgeries and professional offices.

The property maintained in good condition throughout maintains many of its original features and the bright spacious accommodation comprises of entrance hallway, drawing room, living room, dining room, kitchen, utility room, shower room, four bedrooms, bathroom and an attic conversion.

The property benefits from oil fired central heating, double glazed windows and has a pedestrian access to the rear as well as a court yard to the rear and patio area to the front.

'Dunheved'
6 O'Connell Avenue,
Limerick.

Price

Region €395,000

Barrack House, O' Connell Avenue, Limerick.

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Downstairs

Entrance Hall	9.33 m x 1.5 m 30'5" x 4'9"	Hardwood entrance door with overhead fan window. Alarm & telephone point. Coving. Picture rail. Understairs storage area.
Drawing Room	5.8 m x 4.58 m 19' x 15'	Large bay window. Coving. Centre piece. Picture rail. Original marble fireplace with cast iron & tiled inset. Tiled hearth. Double sliding doors leading to...
Living Room	4.17 m x 4.08 m 13'7" x 13'4"	Centre piece. Coving. Picture rail. Original marble fireplace with cast iron & tiled inset. Tiled hearth.
Dining Room	4.8 m x 3.37 m 15'7" x 11'1"	Tiled fireplace with brass over mantel & inset. Tiled hearth. Gas coal effect fire. T.V. point.
Kitchen	3.67 m x 2.92 m 12' x 9'6"	Double drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Array of eye & floor level units. Four cutlery drawers. Hotpress with dual immersion. Tiled floor.
Utility Room	2.82 m x 1.25 m 9'3" x 4'1"	Fully tiled walls & floor. Plumbed for washing machine. Vented for dryer. Fitted overhead & floor level presses.
Shower Room	3.64 m x 1.4 m 11'9" x 4'6"	Shower cubicle. W.C. Wash hand basin in vanity unit. Fully tiled walls & floor.

Upstairs (Return)

Bathroom	2.35 m x 1.86 m 7'7" x 6'1"	Bath. W.C. Wash hand basin. Fully tiled walls.
Bedroom 1	3.65 m x 2.95 m 11'9" x 9'7"	

Upstairs (1st Floor)

Bedroom 2	2.4 m x 4.52 m 7'8" x 14'8"	
Bedroom 3	3.72 m x 4.47 m 12'2" x 14'7"	
Bedroom 4	4.22 m x 4.36 m 13'8" x 14'3"	

Upstairs

Attic Conversion	4.24 m x 4.4 m 13'9" x 14'4"	
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Outside

Courtyard to rear measuring 10m x 2.62m. Garden shed (4.6m x 3.67m) containing oil tank & oil boiler. Pedestrian access to rear leading to McNameras Terrace. Fully walled & railed front garden. Attractive patio area & gated pedestrian access.

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| <ul style="list-style-type: none"> * Oil fire central heating * Double glazed windows * Superbly maintained | <ul style="list-style-type: none"> * Four bedrooms * Three reception rooms * Many original features intact | <ul style="list-style-type: none"> * Ideal private residence or indeed excellent potential for doctor, dentist etc subject to necessary planning permission |
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Viewing strictly by appointment

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