



FOR SALE BY PRIVATE TREATY

**6 FARRANSHONE TERRACE,
FARRANSHONE,
LIMERICK V94DH7F**

PRICE: €250,000

BER E1



DESCRIPTION

Property Partners de Courcy O Dwyer are thrilled to present to the market this charming two bedroomed mid terrace cottage located just off the Shelbourne Road and close to a host of amenities to include Limerick city centre, TUS, Limerick Lawn Tennis Club, Thomond Park and many excellent schools.

The accommodation comprises of entrance hallway, living room, dining room, kitchen, bathroom and two bedrooms.

Outside there is a good sized front garden with offstreet parking and a walled and private rear garden with scope to extend.

A viewing of this property is highly recommended.



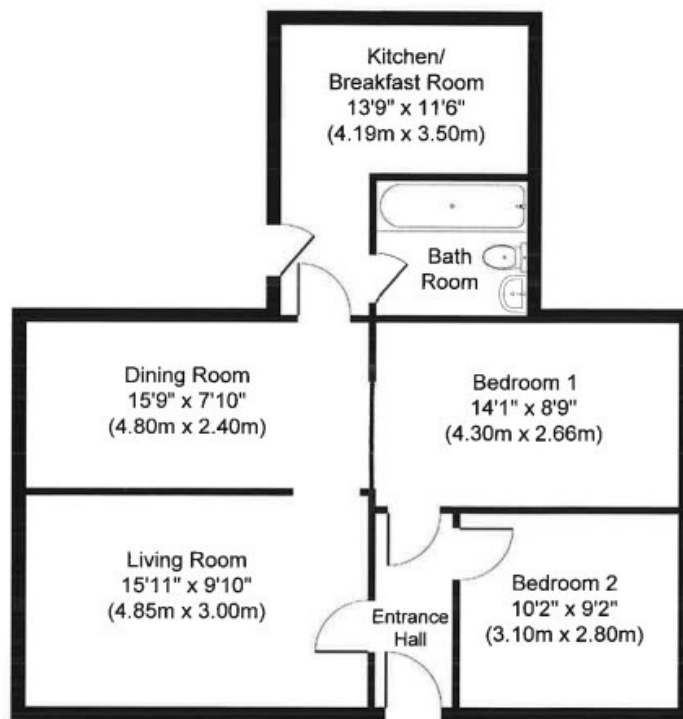


SPECIAL FEATURES

- Mid terrace
- Oil fired central heating
- Double glazed windows
- Excellent location close to the city centre
- Great potential to extend
- Two double bedrooms
- Off street parking

ACCOMMODATION

- **Entrance Hall** Hardwood entrance door with glass panel inset. Oak timber flooring. Coving.
- **Living Room** Feature fireplace. Fitted cabinets. TV point.
- **Dining Room**
- **Kitchen / Breakfast Room** Maple shaker style kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap.
- **Pantry unit** Plumbed for washing machine. Tiled floor.
- **Bathroom** Bath with Mira Sport electric shower. W.C. Wash hand basin. Extractor fan. Fully tiled walls and floor.
- **Bedroom 1** Range of fitted wardrobes and overhead presses. Oak timber flooring.
- **Bedroom 2** Oak timber flooring. Picture rail.
- **Outside** Good sized front garden. Part lawned and planted with a variety of plants, shrubs and hedges. Access via double wrought iron gates to the driveway. To the rear there is a fully enclosed private rear garden with a mature apple tree and a variety of plants, shrubs and hedging.



Approximate Floor Area
715 sq. ft
(66.44 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

€250,000

DIRECTIONS

Google Map: V94DH7F

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**PROPERTY
PARTNERS**

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