



3 Rose Terrace, New Street, Limerick  
V94 E44N



**Guide Price €310,000**



GVM are delighted to bring to the market this charming two-storey 5-bedroom residence superbly located in this leafy and established road in one of the most sought after areas of the city.



The living and bedroom accommodation is bright, spacious, well proportioned and maintained, making this a wonderful opportunity to acquire a home in "Turnkey" condition.

This residence is located in an area that really is second to none and is so conveniently positioned adjacent to all the fantastic amenities linked to this area including The Mary Immaculate College, The Limetree Theatre, The Green Yard Cafe, excellent local schools and sporting facilities, public transport and the city centre is just 15 minutes walk away. A pleasant walk on the banks of the river Shannon is also within easy reach. An ideal opportunity here for first time buyers, retirees or investors.

Inspection is highly recommended

### Rooms:

#### Entrance Hallway

Tiled flooring

#### Living room

Timber flooring. TV point.

3.03m (9'11") x 2.06m (6'9")

#### Kitchen / Dining Room

Built in oven and hob. Timber flooring. Feature fireplace. TV point.

3.03m (9'11") x 6.01m (19'9")

#### Shower room

Electric shower unit

1.04m (3'5") x 1.06m (3'6")

#### Bedroom 1

Double room with timber flooring

3m (9'10") x 3.01m (9'11")







### Bedroom 2

Double room with timber flooring.  
3.01m (9'11") x 3m (9'10")



### Bedroom 4

Double room with timber flooring.  
3m (9'10") x 2.07m (6'9")



### Bedroom 5

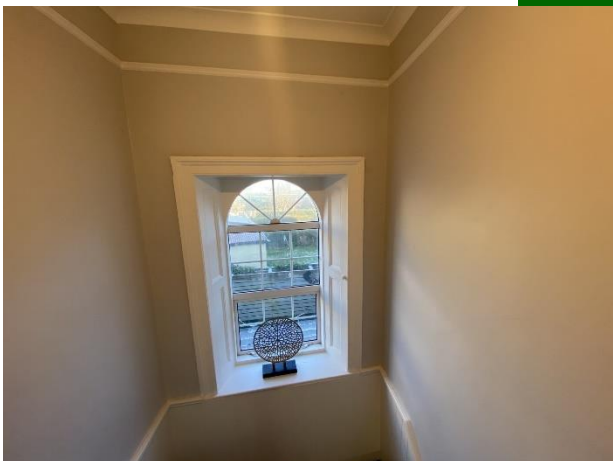
Double room with timber flooring  
3.03m (9'11") x 3m (9'10")

### Shower room

Fully tiled. Electric shower.  
2.02m (6'8") x 1.04m (3'5")

### Features:

- Gas fired central heating with recently replaced gas boiler
- Double glazed UPVC windows
- Enclosed rear yard which is maintenance free
- Original window shutters, picture rails and coving
- Constructed in 1878
- Excellent public transport on your doorstep
- New roof in recent years
- 10 minutes walk from Limerick City Centre
- 3 minutes walk to The Mary Immaculate College
- Huge rental potential





### Property Directions:

Enter Eircode V94E44N to your mobile device to bring you straight to the door of this property.

### Agent Information:

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