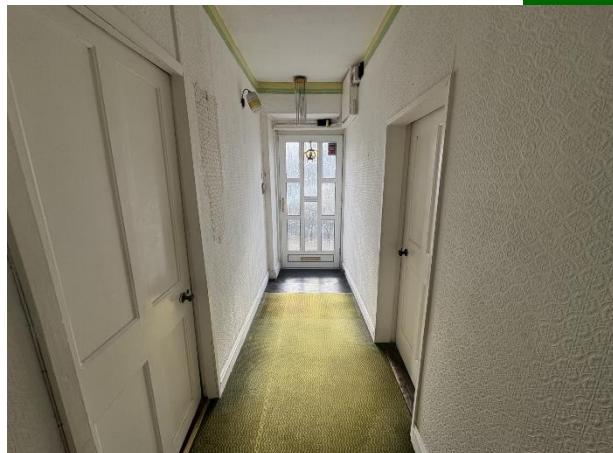




5 Mulgrave Street, Limerick City



**Guide Price**  
**€250,000**



GVM Auctioneers are delighted to introduce 5 Mulgrave Street, Limerick City.



A truly delightful three bedroom two storey terraced property located on the main thoroughfare with local landmarks adjacent including Fire station, The Markets Field, the recently constructed Courthouse, College of Art & Design, pubs, restaurants and shops. Also just 10 minutes walk to the hub of the city centre.



The bright and spacious accommodation comprises of an entrance hallway, living room, kitchen, sitting room and utility.



On the first floor there are 3 large bedrooms and a main bathroom. All original features are preserved, adding charm and character to this property making it an appealing choice for both investors and homeowners looking to enjoy city living with a touch of charm and history.



A spacious walled garden draws you into its own quiet retreat. Enclosed on all sides by high stone walls, the space offers both privacy and protection creating a sheltered climate that enhances the garden's character.

Viewing is highly recommended.

#### **Rooms:**

#### **Entrance Hallway**

1.01m (3'4") x 4.05m (13'3")

#### **Living room**

3.03m (9'11") x 4.04m (13'3")

#### **Kitchen**

3.04m (10'0") x 3.04m (10'0")

#### **Reception room**

2.01m (6'7") x 8m (26'3")



## Utility

### Landing 1st Floor

3.04m (10'0") x 1.09m (3'7")

### Bedroom 1

2.05m (6'9") x 3.05m (10'0")

### Master Bedroom 2

4.06m (13'4") x 4.02m (13'2")

### Bedroom 2

4.01m (13'2") x 2.07m (6'9")

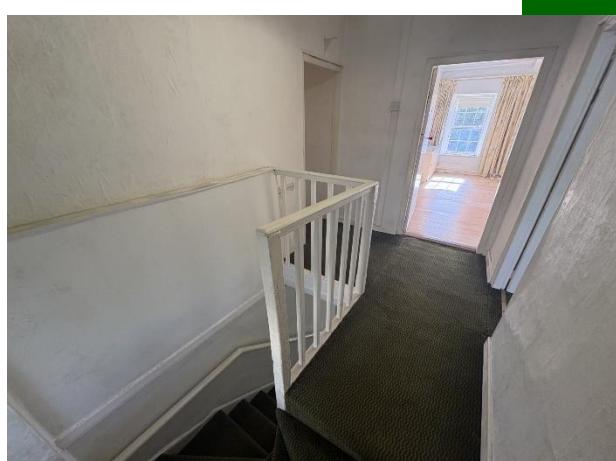
### Bathroom

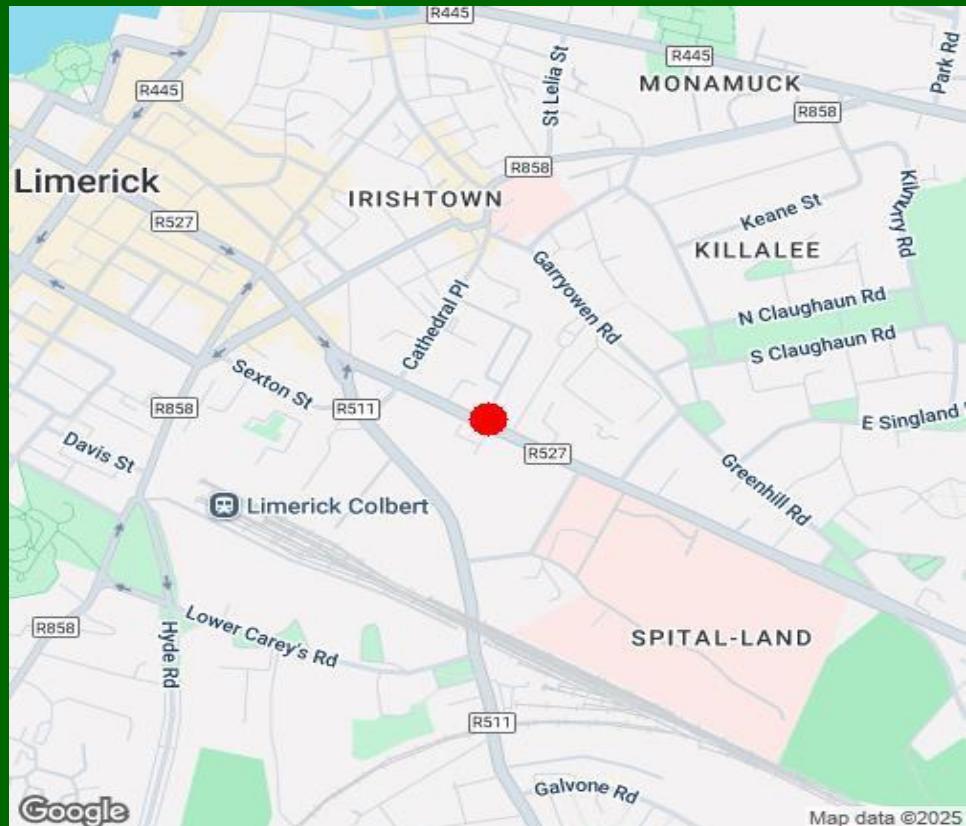
1.05m (3'5") x 2.04m (6'8")

## Features:



- Double glazed UPVC windows
- Mature garden offering a leafy, private outdoor space
- Next to college of FET, Mulgrave Street Campus
- Excellent location within walking distance of city centre shopping, schools, public transport, cafes
- Attractive price point





### Property Directions:

Enter eircode V94D5FF to your mobile device to direct you straight to this property. GVM sign erected.

### Agent Information:

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#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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