



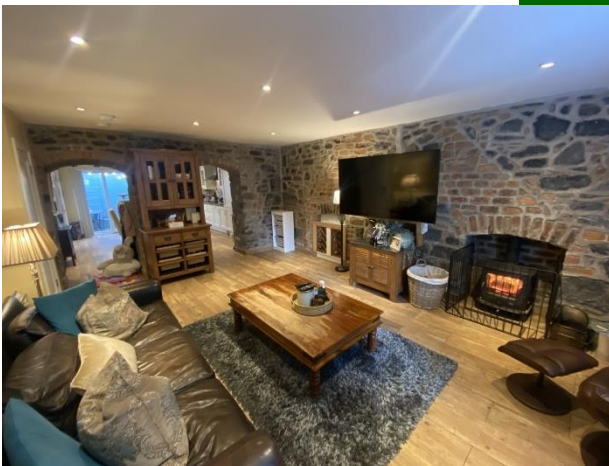
6 St Josephs Street, Limerick V94 AN8Y



Price €225,000



GVM are delighted to bring to the market a very charming and handsome townhouse that has recently been renovated and very tastefully refurbished to the highest standards exuding style and warmth and creating a home that is ideal for first time buyers, investors or down sizers.





No 6 is ideally located in the hub of Limerick city just a short walk from all city amenities. This wonderful home is located in the historical and very convenient St. Josephs Street area offering excellent links with the city's main arterial road network together with convenient access to the main shopping and business district. Public bus and rail transport is easily provided at nearby Colbert Train and Bus Station. The Peoples Park is within 100 metres or a leisurely stroll on the tranquil banks of the majestic river Shannon is just a 5 minute walk away. The Mary Immaculate College and Limetree Theatre are also easily accessible. This property really oozes class and location with all refurbishing work completed empathetically and very much in keeping with the era of the house. The living and bedroom accommodation is bright, spacious and well proportioned with beautiful cut stone internal walls, modern kitchen and living room together with 2 upstairs bedrooms and bathroom. Pedestrian rear access to enclosed yard. This is a fantastic opportunity to embrace the growing and popular trend of domiciling in the inner city in a modern and relaxing home which is very much in "turn key" condition. Must be seen to be appreciated. Viewing is very highly recommended.



**Rooms:**

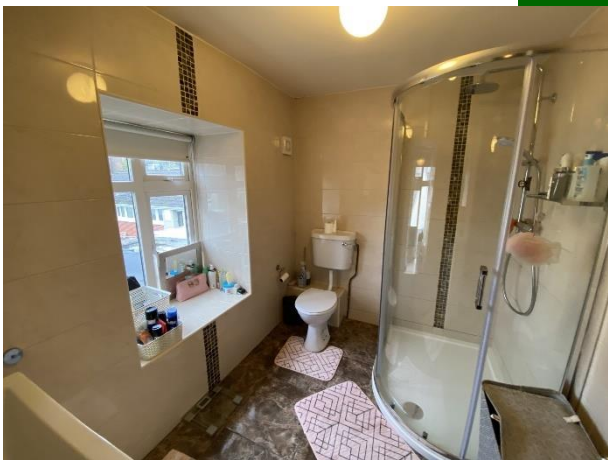
**Entrance Hall**

2.01m (6'7") x 1m (3'3")

**Living room**

Feature exposed brick work. Solid fuel burning stove. Built in wine rack. Solid wood floor. Bright and inviting room.

6.01m (19'9") x 4.03m (13'3")



**Kitchen/Dining room**

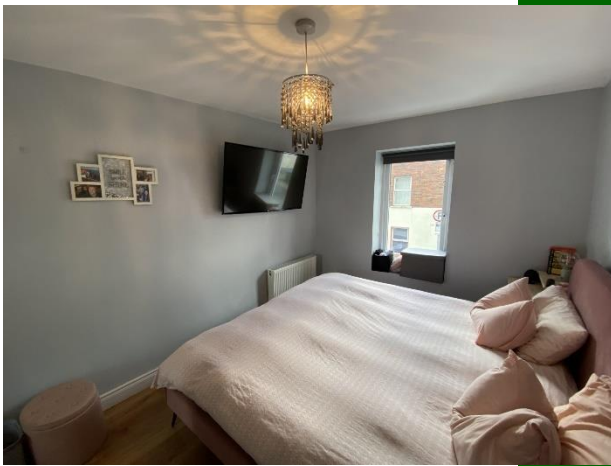
Fitted shaker style kitchen. Modern appliances. Generous eye and floor level presses. Solid wood floor. Utility room off.

4.03m (13'3") x 3m (9'10")



**Downstairs wc & whb**

1m (3'3") x 0.08m (3")



### Bedroom 1

Double

Built in sliding wardrobes.

Laminate flooring.

4m (13'1") x 2.06m (6'9")



### Bedroom 2

Double

Built in sliding wardrobes.

Laminate flooring.

2.07m (6'9") x 2.07m (6'9")

### Bathroom

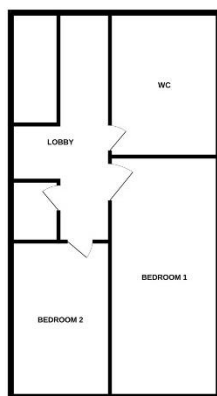
Fully fitted and tiled to a very high standard.

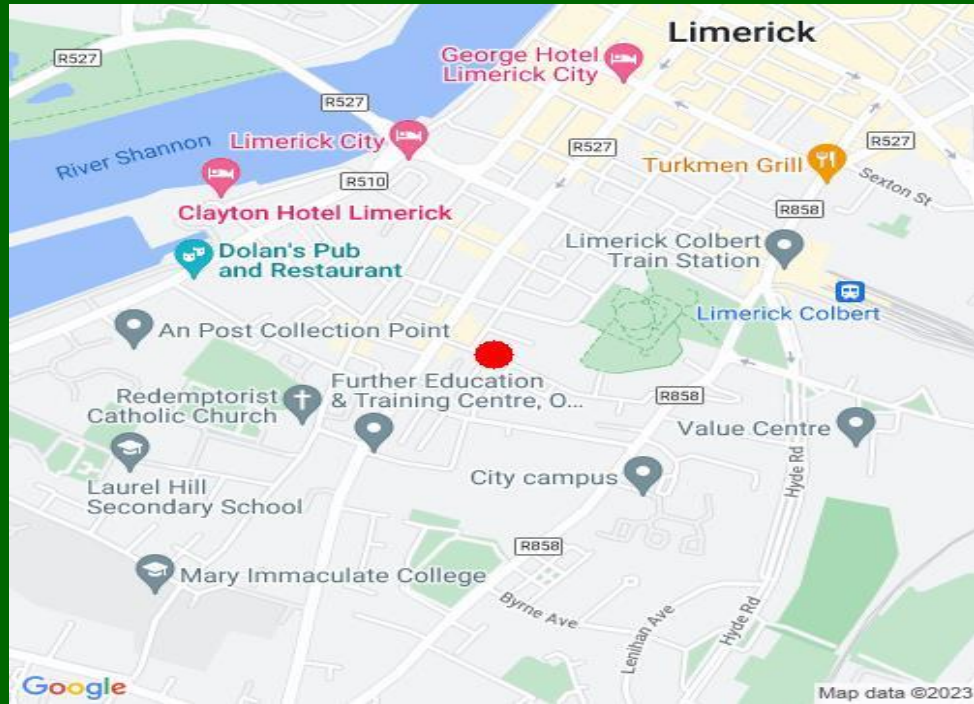
2.06m (6'9") x 1.08m (3'7")



### Features:

- Solid fuel burning stove
- Double glazed UPVC windows
- Gas fired central heating
- Pedestrian access to rear yard
- Ideal for owner occupier or as an investment
- A truly magnificent location
- Recently refurbished and redecorated to a superb standard
- Beautiful cut stone internal walls
- Very modern and chic kitchen and bathroom fittings
- On street parking with residency disc





### Directions :

Enter Eircode V94 AN8Y to your mobile device to bring you straight to the door of this property.

### Agent Information:

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