

FOR SALE BY PRIVATE TREATY

**ST. JOSEPH'S,
NEW STREET,
LIMERICK V94XC7Y**

PRICE: €450,000





DESCRIPTION

A superb opportunity arises to acquire this superbly located property just c. 0.5km from Limerick city centre and within walking distance to Mary Immaculate College and easy access to UHL, Raheen Business Park and the Crescent Shopping Centre.

The well laid out spacious, extended, bright and well proportioned accommodation comprises of entrance porch, entrance hall, guest W.C., living room, sitting room, kitchen / dining room, 4 bedrooms and bathroom. There is also a basement with two storage areas.

Outside this fine family home is further complimented with a large c. .35m long south facing rear garden and a walled front garden with off street parking.

A viewing of this property is highly recommended.



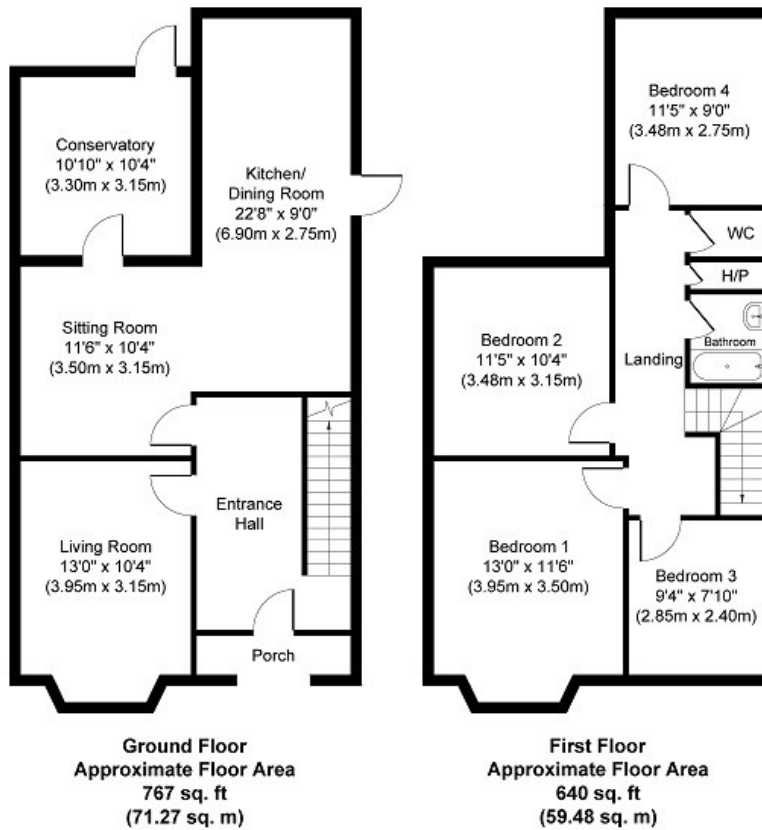


SPECIAL FEATURES

Semi detached
Split level
Oil fired central heating
Double glazed windows
South facing 35m rear garden
Convenient location
4 bedrooms
Excellent potential
Adjacent to Punces Cross and within walking distance to the city centre, Mary Immaculate College and a host of amenities
Vacant Property Refurbishment and SEAI Grants available subject to meeting criteria

ACCOMMODATION

- **Entrance Porch** Red bricked arched entrance way.
- **Entrance Hallway** Hardwood entrance door with glass inset. Tiled floor.
- **Guest W.C.** W. C. Wash hand basin. Tiled walls.
- **Living Room** Feature tiled fireplace. Bay window. Picture rail.
- **Sitting Room** Feature tiled fireplace.
- **Kitchen / Dining Room** Array of eye and floor level units. Single drainer stainless steel sink unit. Plumbed for washing machine. Plumbed for dishwasher.
- **Conservatory** Tiled floor. Door to rear garden.
- **Upstairs**
- **Bedroom 1** Feature tiled fireplace. Bay window. Picture rail.
- **Bedroom 2** Picture rail. Wash hand basin.
- **Bedroom 3**
- **Bedroom 4**
- **Bathroom** Bath with Triton T90 Si electric shower. W.H.B. Tiled walls.
- **Separate W.C.** W. C. Tiled walls.
- **Outside** Walled front garden with gated entrance to driveway. South facing enclosed rear garden c. 35m in length mainly laid to lawn. Walled to one side and rear hedge to the other side.
- **Basement** Two storage areas.



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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DIRECTIONS

Google Map: V94XC7Y

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.