



**FOR SALE BY PRIVATE TREATY**

**NO. 40 HOGAN AVENUE,  
KILEELY,  
LIMERICK V94CX9H**

**PRICE: €145,000**

**BER E2**



## DESCRIPTION

An ideal opportunity arises for the first time buyer to acquire this extended two bedroomed mid terraced property located in this established neighbourhood adjacent to Thomond Park, Limerick Institute of Technology and just a short distance from Limerick City Centre and all its amenities.

Accommodation comprises of entrance hallway, living room, kitchen/dining room, shower room and two bedrooms.

Outside the property has the benefit of a front garden with off street parking and a south west facing rear garden.





## SPECIAL FEATURES

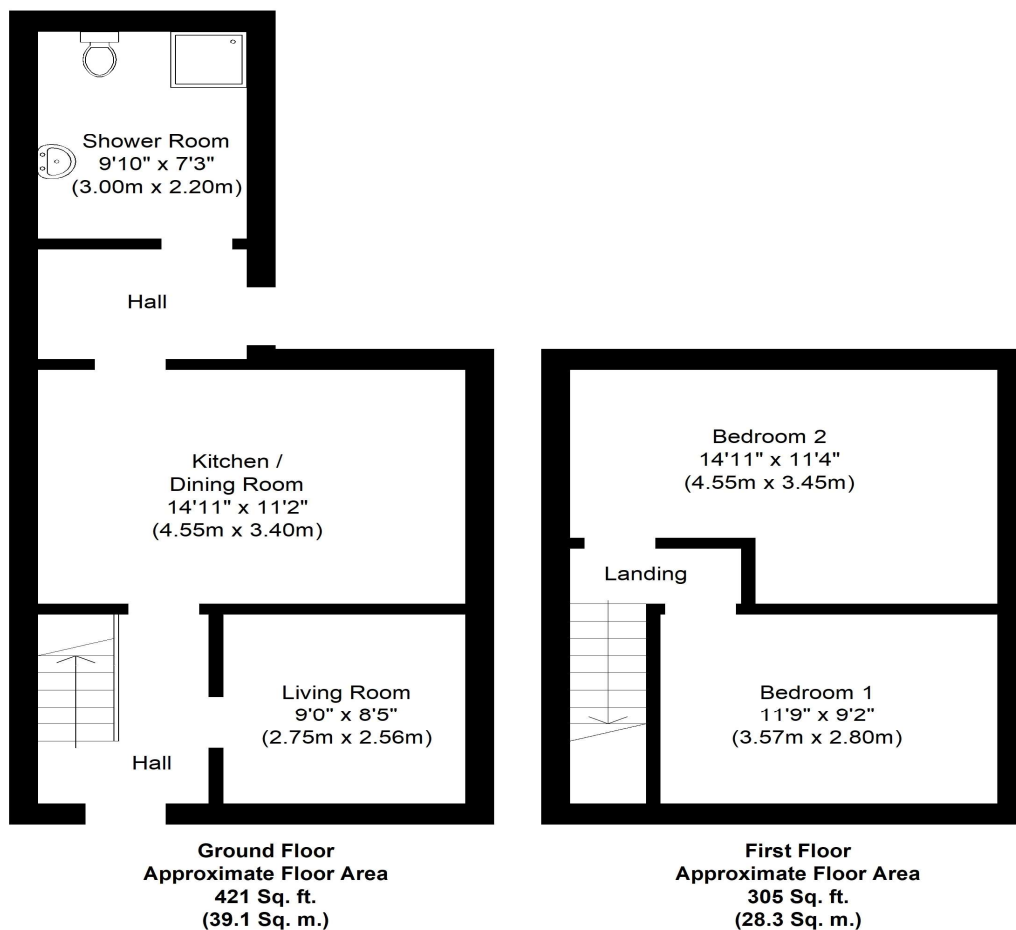
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- Terraced
- Double glazed windows
- Gas fired central heating
- Two double bedrooms
- Extension to rear
- South west facing rear garden
- Off street parking

## ACCOMMODATION

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- **Entrance Hallway** White aluminium entrance door. Under stairs storage.
- **Living Room** Cast iron fireplace. TV point.
- **Kitchen / Dining Room** Fitted kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Marble fireplace with gas coal effect fire inset and marble hearth. TV point.
- **Rear Hall** Gas boiler. Door to rear garden.
- **Shower Room** Shower with Triton T90 Z electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Upstairs**
- **Bedroom 1** Cast iron fireplace. Fitted wardrobe.
- **Bedroom 2** Cast iron fireplace. Hotpress.
- **Outside** Walled front garden with opening to concrete driveway. Walled and fenced south west facing rear garden.



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. 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

€145,000

## DIRECTIONS

Google Map: V94CX9H

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
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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.