



17 O'CURRY STREET  
LIMERICK CITY

**Price on Application**



GVM announce to the market this stunningly attractive three storey contemporary property beautifully restored and refurbished in 2006 to an incredibly high standard providing bright, spacious and well proportioned accommodation and very much suitable for either residential or commercial use. No 17 has enormous character and charm and enjoys all the benefits of living or working in close proximity to the central business district of the city.



Colbert Station is just 8 minutes walk as is The Peoples Park, while one could also enjoy a meandering stroll along the banks of the nearby river Shannon. The two tier rear garden has been landscaped with many attractive and inviting features providing an oasis of peace and tranquillity flanked by an old historical cut stone wall.

There is a bright and inviting hallway with wc & whb off, two living rooms or offices coupled with a magnificent Kitchen/dining to the rear, on the first floor there are 3 good sized rooms and shower room with 2 further rooms in the top floor again ideal for office or bedroom use. Sash windows. Gas fired central heating system. Very much in "turnkey" condition and for sale at a sensible reserve. Inspection is very highly recommended.

#### **Rooms:**

**Entrance hallway** Bright and inviting with tiled flooring.  
7.3m (23'11") x 1.9m (6'3")

#### **Living room / Meeting room**

4.3m (14'1") x 3.3m (10'10")

#### **Family room / Office**

4.3m (14'1") x 3.3m (10'10")

**Open plan kitchen / Dining area** Modern fitted kitchen with oven and hob. Tiled flooring. French door to landscaped garden . 6.5m (21'4") x 6m (19'8")

#### **Guest w/c** Ground floor.

1.7m (5'7") x 0.9m (2'11")

#### **Room 1** Carpet flooring.

3.9m (12'10") x 3.3m (10'10")

#### **Room 2** Carpet flooring.

4.2m (13'9") x 3.3m (10'10")



### Room 3 Carpet flooring.

6.4m (21'0") x 3.3m (10'10")

**Main bathroom** Fully fitted. Electric shower. Fully tiled.

2.4m (7'10") x 1.7m (5'7")

### Room 4 Carpet flooring.

4.2m (13'9") x 3.3m (10'10")

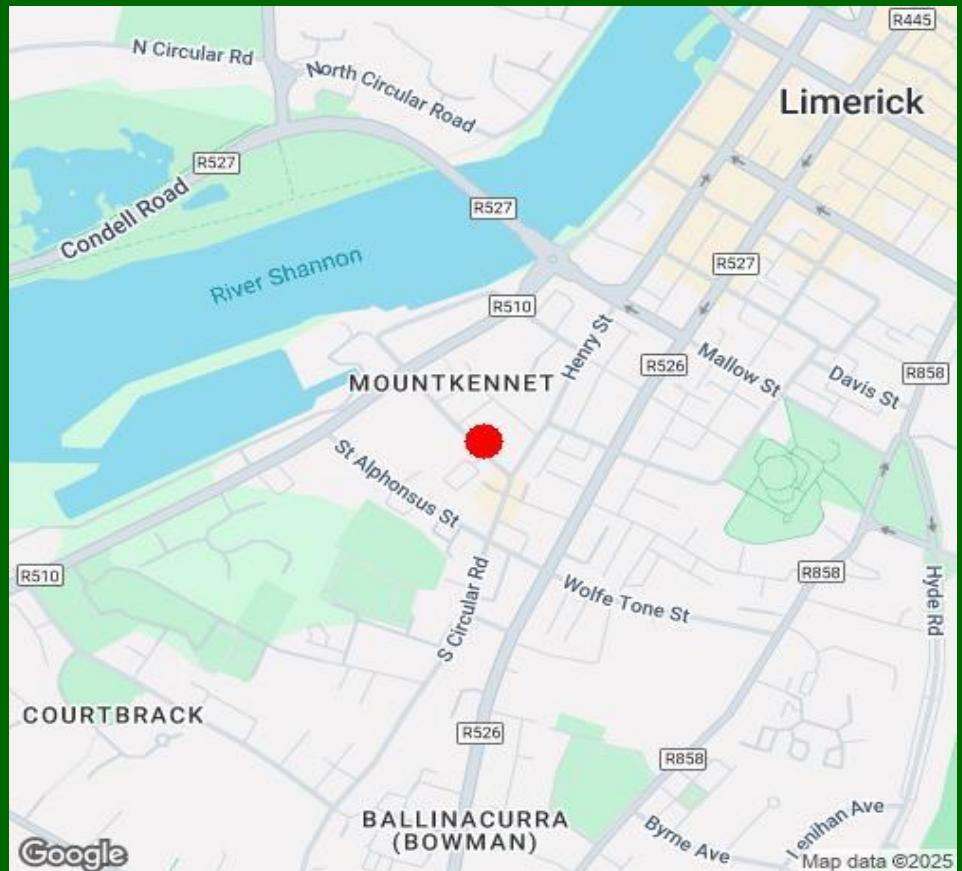
### Room 5 Carpet flooring.

6.4m (21'0") x 3.3m (10'10")

## Features:

- Circa 202 sq metres suitable for family living, office or investment
- 5 bright and spacious bedroom/offices on upper floors.
- Upgrades include complete re-wire, re plumb, attic re insulation, ground floor dry lining
- Built in 1860 recently refurbished and available for immediate occupancy
- Situated in the hub of Limerick City close to all main amenities such as Restaurants, pubs and shops
- Ideal investment opportunity with potential to attract a substantial income.
- Large private landscaped garden which is a gem in the heart of the busy city.
- Large Spacious kitchen overlooking landscaped gardens ideal for entertaining





### Property Directions:

Enter eircode V94NPY7 to your mobile device. GVM sign erected.

### Agent Information:

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#### Disclaimer

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