



FOR SALE BY PRIVATE TREATY

**INNISFALLEN,
NO.14 DONNELLANS BUIDLINGS,
ROSBRIEN,
LIMERICK V94P27E**

PRICE: €235,000

BER D1



DESCRIPTION

Property Partners de Courcy O Dwyer are pleased to introduce for sale this delightful mid terraced refurbished three bedroom home located just a stone's throw from the city centre adjacent to Punches Cross and within a short walk to Mary I College and the city centre.

The bright airy and modern accommodation comprises of entrance hall, open plan living room, dining room, modern fitted kitchen and shower room plus three double bedrooms upstairs.

Outside the property is further complimented with a large front garden with ample off street parking on a cobble lock drive accessed via double steel gates. To the rear there is a rear garden with a garden shed containing a utility room and office.

A viewing of this property is highly recommended.



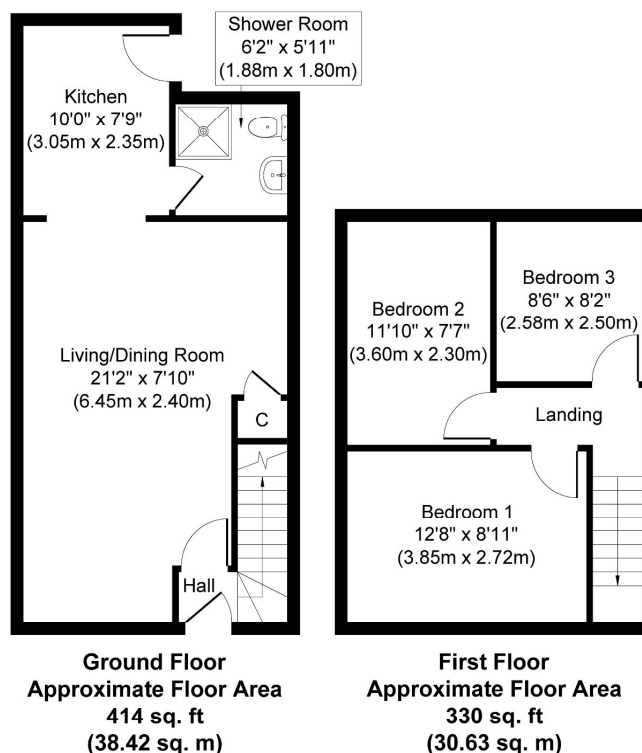


SPECIAL FEATURES

Mid terrace
 Oil fired central heating
 Double glazed windows
 Three double bedrooms
 Solar panels
 Excellent decorative condition and recently fully refurbished
 Modern fitted kitchen and shower room
 Off street parking

ACCOMMODATION

- **Entrance Hall** White PVC entrance door with frosted and leaded stained glass window insets.
- **Living / Dining Room** Feature cast iron fireplace with carved ornate surround, tiled inset and marble hearth. Range of fitted cabinets, shelving, display cabinets and TV stand. Laminate timber flooring.
- **Kitchen** Modern fitted kitchen with ample array of eye and floor level units. Logic electric oven and four plate ceramic hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap. Fully tiled floor.
- **Shower Room** Shower cubicle with Triton electric shower. Sliding glass doors. W. C. W. H. B in vanity unit. Fully tiled walls and floor.
- **Upstairs**
- **Bedroom 1** Laminate flooring. Wall to wall fitted wardrobes with overhead presses and drawers.
- **Bedroom 2** Laminate flooring. Range of fitted wardrobes.
- **Bedroom 3** Laminate flooring. Range of fitted wardrobes.
- **Outside** Walled and gated front with cobblelock driveway for off street parking. Raised border to one side with laurel hedging to the other side. Outside to the rear south east facing graveled rear garden. Garden shed which is currently used as an office and utility room.



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.
 Copyright V360 Ltd 2026 | www.houseviz.com

PRICE

€235,000

DIRECTIONS

Google Maps V94P27E

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: decourcyodwyer@propertypartners.ie

**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.