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Limerick & Galway
Licence No. 002593



FOR SALE

€325,000

BER C3

BER No: 103777090

Scan Here for Virtual Tour

Key Features

- Qualifies for the Vacant Homes Grant
- Large Driveway
- Excellent Private Rear Garden
- New Combi-Boiler
- No Rent Cap

64 Old Clare St,

Limerick City,

V94 APF2

4 Bed, 2 Bath

Detached House

102m²

Description

Rooney Auctioneers are delighted to present 64 Old Clare Street, Limerick City, V94 APF2.

This superb spacious residence is situated on Old Clare Street, just minutes from Limerick City Centre. This property benefits from excellent driveway space and a superb private rear garden.

We have been informed that this property has been vacant for two years, meaning it may qualify for the Vacant Property Grant worth up to €50,000. This property is also not subject to a rent cap.

With four bedrooms and two bathrooms, this property provides an excellent opportunity for investors or first times buyers looking for a property in the city.

Limerick School of Art and Design is located just 300m away, giving this property excellent investment opportunities, while O'Brien's Park is just 400m giving families excellent access to the playground and walks.

Inside, the open plan kitchen / dining room features dual aspect windows, rear access, storage and a fireplace. The second living room also features dual aspect and a fireplace.

The first double en-suite bedroom can be found off the dining room while three further double bedrooms can be found upstairs. The primary bathroom can also be found upstairs.

Accommodation

Kitchen / Dining Room - 7.84m x 3.24m

Large and bright open plan kitchen with dual aspect windows, a fireplace, plenty of storage and rear access.

Living Room - 5.50m x 3.30m

Large living room with dual aspect windows and a fireplace.

Bedroom - 3.36m x 2.31m

Large double bedroom with front facing windows and an en-suite.

En-Suite - 2.28m x 1.84m

En-suite with power shower cubical, W.H.B. and W.C.

Bedroom 2 - 3.72m x 2.44m

Large bedroom with front facing windows and built in storage.

Bedroom 3 - 3.08m x 2.87m

Large bedroom with front facing windows and built in storage.

Bedroom 4 - 2.29m x 2.26m

Large bedroom with rear facing windows.

Bedroom 4 - 2.29m x 2.26m

Large bedroom with rear facing windows.

Bathroom - 2.39m x 2.07m

Primary bathroom with shower cubical, W.C. and H.W.B.































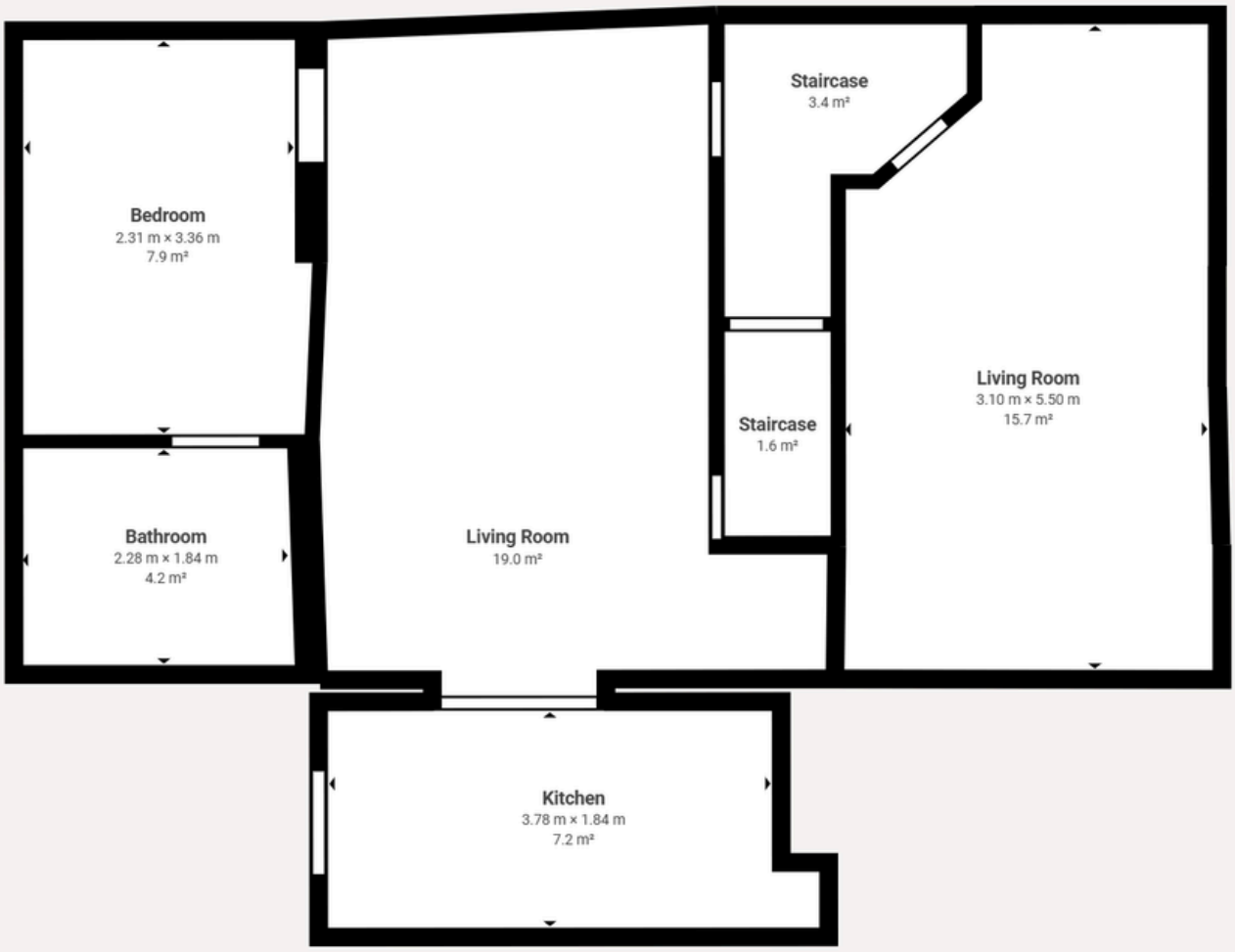




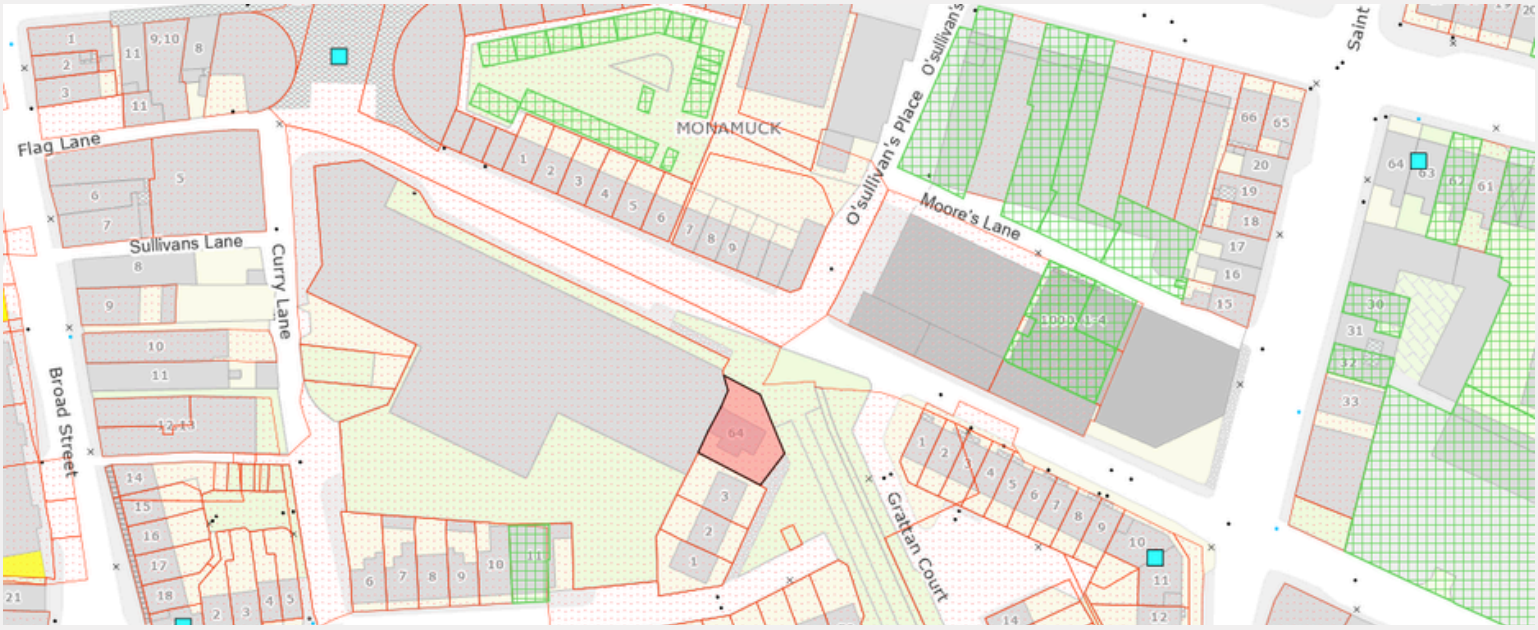





Bedroom
10.1 m²
Bedroom
3.08 m × 2.87 m
8.9 m²
Bedroom
2.26 m × 2.92 m
6.4 m²
Hallway
6.5 m²
Bathroom
2.07 m × 2.39 m
5.0 m²


Staircase
3.4 m²
Bedroom
2.31 m × 3.36 m
7.9 m²
Staircase
1.6 m²
Living Room
3.10 m × 5.50 m
15.7 m²
Bathroom
2.28 m × 1.84 m
4.2 m²
Living Room
19.0 m²
Kitchen
3.78 m × 1.84 m
7.2 m²





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