Rooney
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Limerick & Galway
Licence No. 002593



FOR SALE

Price on Application

Scan here to access the Virtual Tour

4 Sexton Street, Limerick, V94 H0FY

3/4 Bed, 3 Bath

110m²

BER No. 1190217316

BER C1

Key Features

- Newly Refurbished
- Private Back Patio
- New Appliances and Furniture Included
- Electric Heating
- Parking Permit Available (see LCCC)
- New Doors & Double Glazed Windows throughout
- Not Subject to a Rent Cap

Description

4 Sexton Street has been newly refurbished to a standard above most new builds. With new flooring, skirting, cornicing, bathrooms, kitchen and appliances; this property is truly in turnkey condition.

Located on Sexton Street, one of Limerick City's most convenient residential addresses, the property enjoys an excellent location within walking distance of the city centre and an extensive range of amenities. Residents benefit from easy access to a selection of shops, cafés, restaurants, schools, and public transport links, while the nearby Crescent Shopping Centre, University Hospital Limerick, and the Raheen Business Park are all within a short drive. The property also enjoys excellent connectivity to the M7 motorway network, making it an ideal choice for commuters. With a host of recreational, educational, and sporting facilities close at hand, this location offers the perfect balance of city convenience and everyday practicality.

On the ground floor, a hallway follows down to the open plan kitchen/ dining room. Here, a fully fitted kitchen complete with new & unused appliances such as an American style Fridge Freezer, oven, hob, extractor fan and sink. The bathroom boasts a W.C. and W.H.B. Access to the back patio can also be found here. Connecting to the kitchen through double doors is the living room.

The first floor holds the largest bedroom and the primary bathroom, both of which present in extremely good condition. The third floor holds two further double bedrooms.

Struhm Smart Lighting can be found throughout the property, allowing residents use a number of remotes to control the mood and brightness of their room. Energy Efficient electric radiators are also located in each room and Fibre Broadband has been retro-fitted, allowing superfast internet speeds for its new occupants.

This property is not subject to a rent cap.

Accommodation

Kitchen / Dining Room - 4.69m x 3.29m + 3.30m x 2.92m.

Open plan kitchen/dining room with access and views to the rear patio. New kitchen and appliances are included in the sale.

Bathroom - 1.89m x 1.18m

W.C. & W.H.B.

Living Room - 3.66m x 3.50m

Double Glazed PVC window to front and can be used as a bedroom.

Bathroom 1 - 4.66 m x 3.52m

Double Bedroom located on the first floor with two double glazed sash windows to the front.

Primary Bathroom - 2.83m x 2.53m

Dual Sinks, W.C., Shower Unit

Bedroom 2- 4.69m x 3.55m.

Double Bedroom located on the second floor with two double glazed sash windows to the front

Bedroom 3- 2.53m x 2.92m.

Double Bedroom with double glazed window to rear.




K-
K+
20%
50%
100%
3000K
6500K
4000K
STRÜHM




Home
















Home



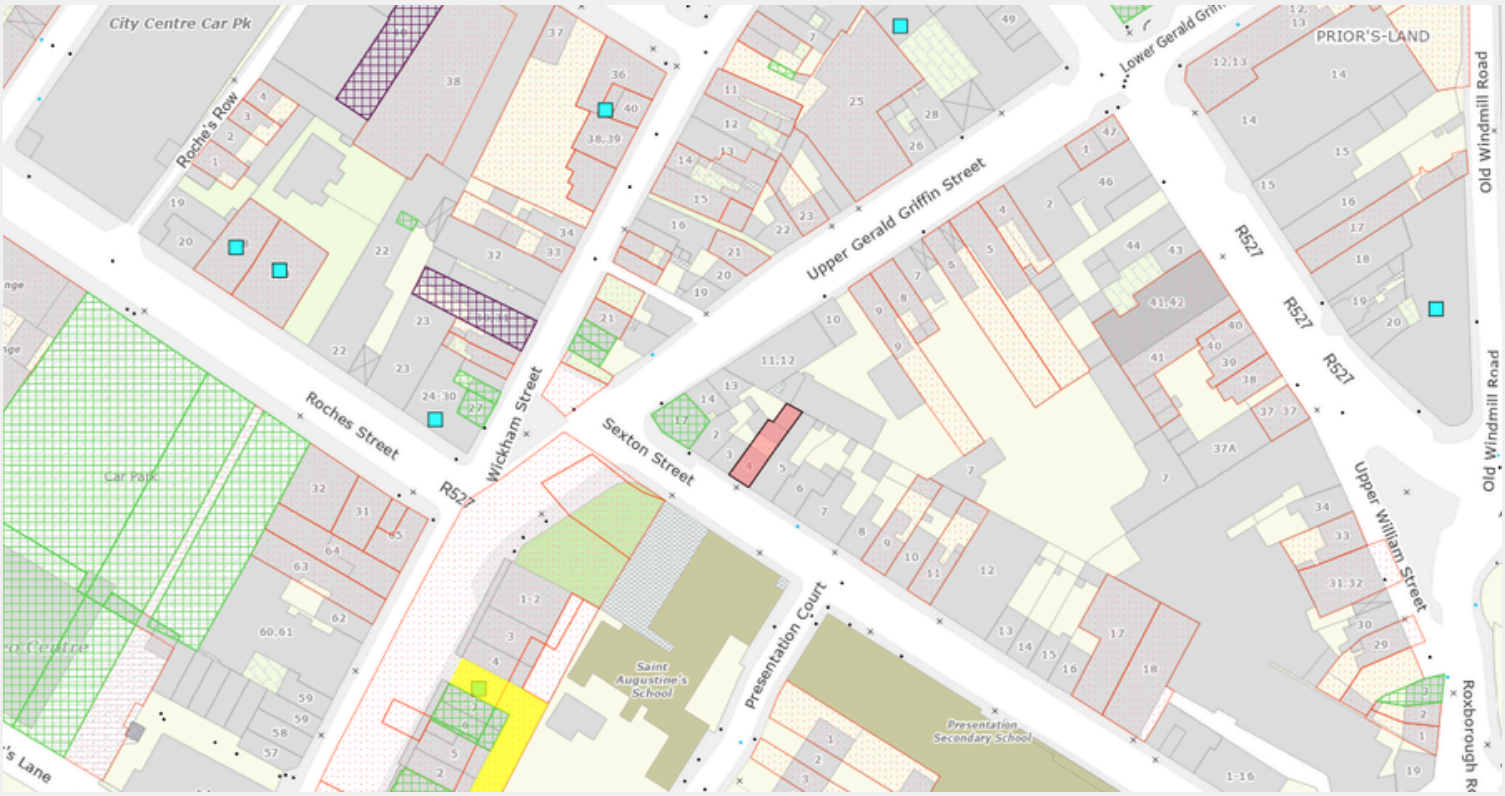


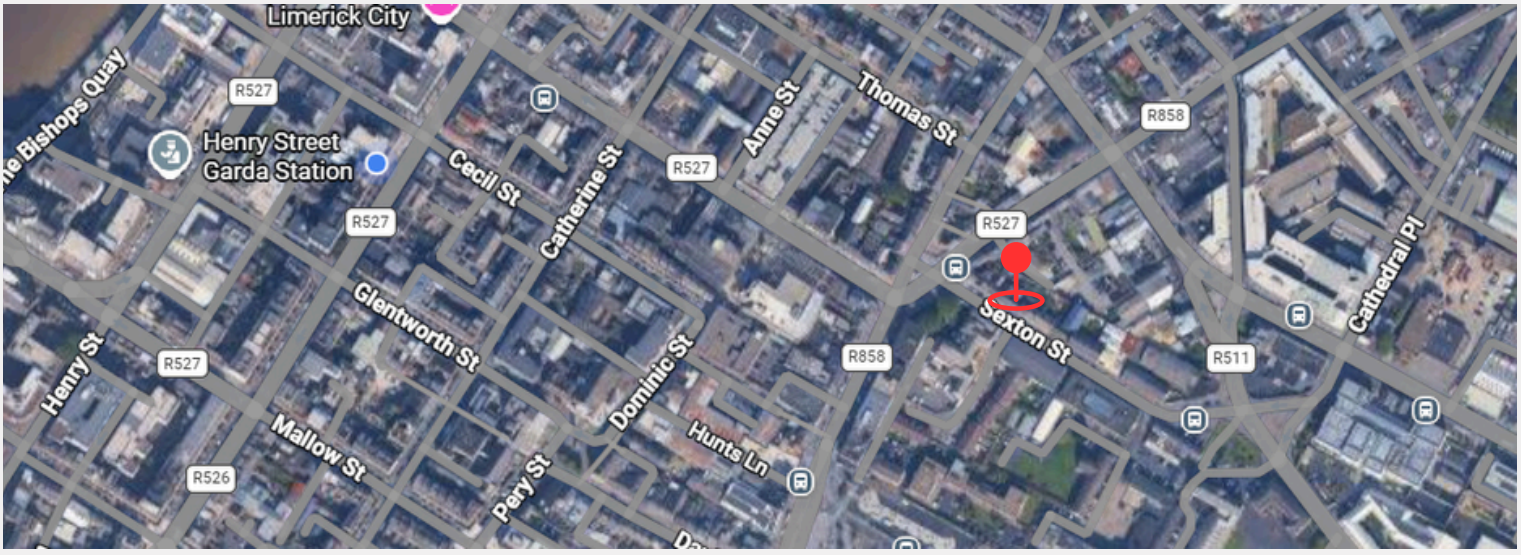












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