



FOR SALE BY PRIVATE TREATY

**13 EMMETT PLACE,
ST. JOSEPH STREET,
LIMERICK V94YO2Y**

PRICE: €199,950





DESCRIPTION

Attention builders and DIY enthusiasts!!

We are delighted to offer for sale this centrally located property on Emmett Place just off St. Joseph Street and within a couple of blocks of Limerick city centre and all its amenities.

The property whilst requiring full refurbishment offers the discerning purchaser an opportunity to create and put their own stamp to this property.

Current accommodation comprises of entrance hallway, living room, sitting room, kitchen, shower room and two double bedrooms.

Outside there is an enclosed walled rear courtyard and to the front there is street parking.



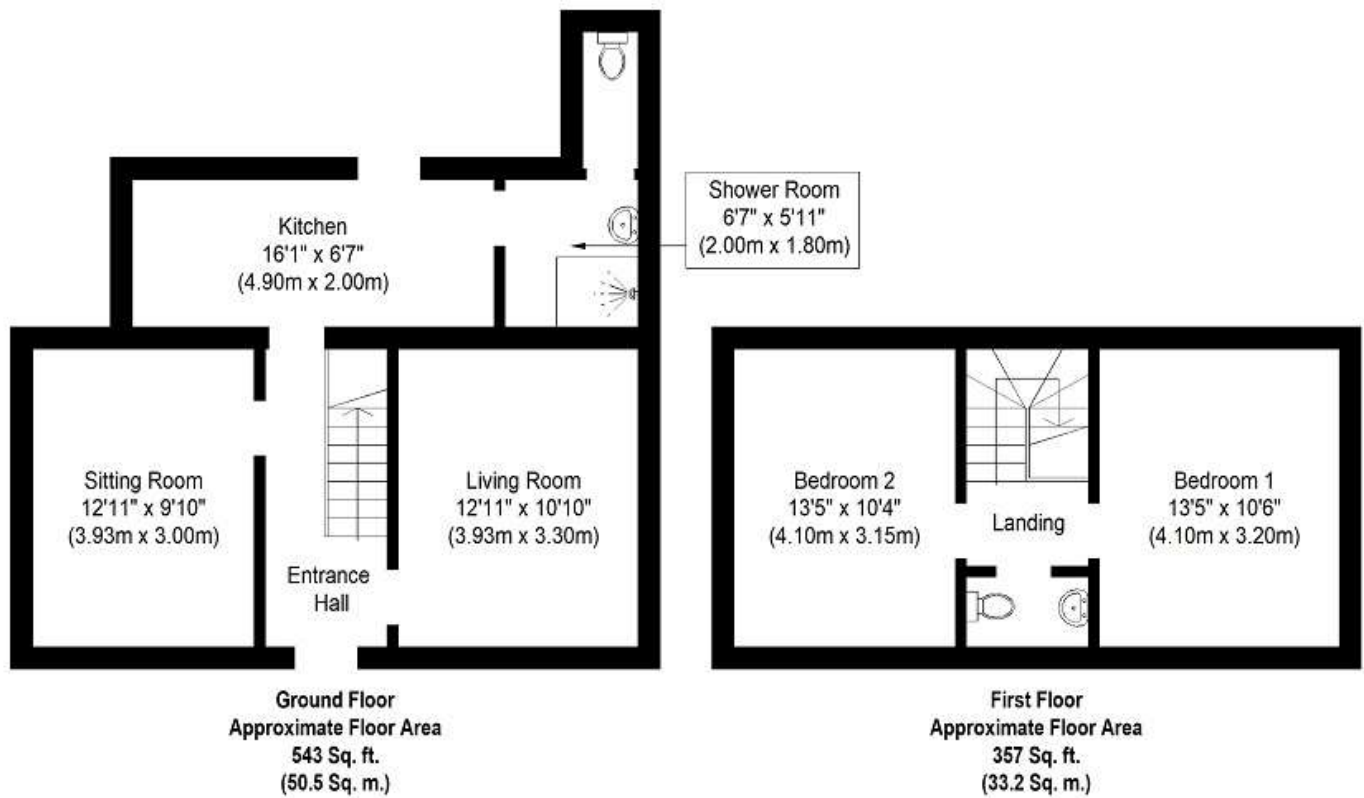


SPECIAL FEATURES

Double fronted terraced property
 Gas fired central heating
 Double glazed windows
 Two double bedrooms
 Two reception rooms
 Cul de sac
 Excellent city centre location
 Property in need of entire refurbishment
 Courtyard to the rear

ACCOMMODATION

- | | |
|------------------------|---|
| • Entrance Hall | Aluminium entrance door with stained and leaded insets. |
| • Living Room | Centre piece and coving. Fireplace. TV point. |
| • Sitting Room | Tiled fireplace. Centre piece. Picture rail. |
| • Kitchen | Single drainer stainless steel sink unit. Floor level presses. Tiled floor. White aluminium door to rear. |
| • Shower Room | Shower with Triton electric shower. W.C. Wash hand basin. Tiled walls and floor. |
| • Upstairs | |
| • Bedroom 1 | |
| • Bedroom 2 | |
| • Outside | Fully enclosed walled rear courtyard laid with patio flags. |



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.
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PRICE

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DIRECTIONS

Google Map: V94YO2Y

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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**PROPERTY
PARTNERS**

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