

## Features & Services



**Outside:** The property has on-street parking to the front. There is a small enclosed yard to the rear.

**Features & Services:** Bijoux 2 bedroom residence located in the heart of the city. Transformed throughout with a superb retrofit and extension. Fully renovated including re-wiring, re-plumbing, new gas fired central heating system, full insulation and new upvc windows and doors. City living at its best with all the city has to offer a short walk away. Turn key condition.

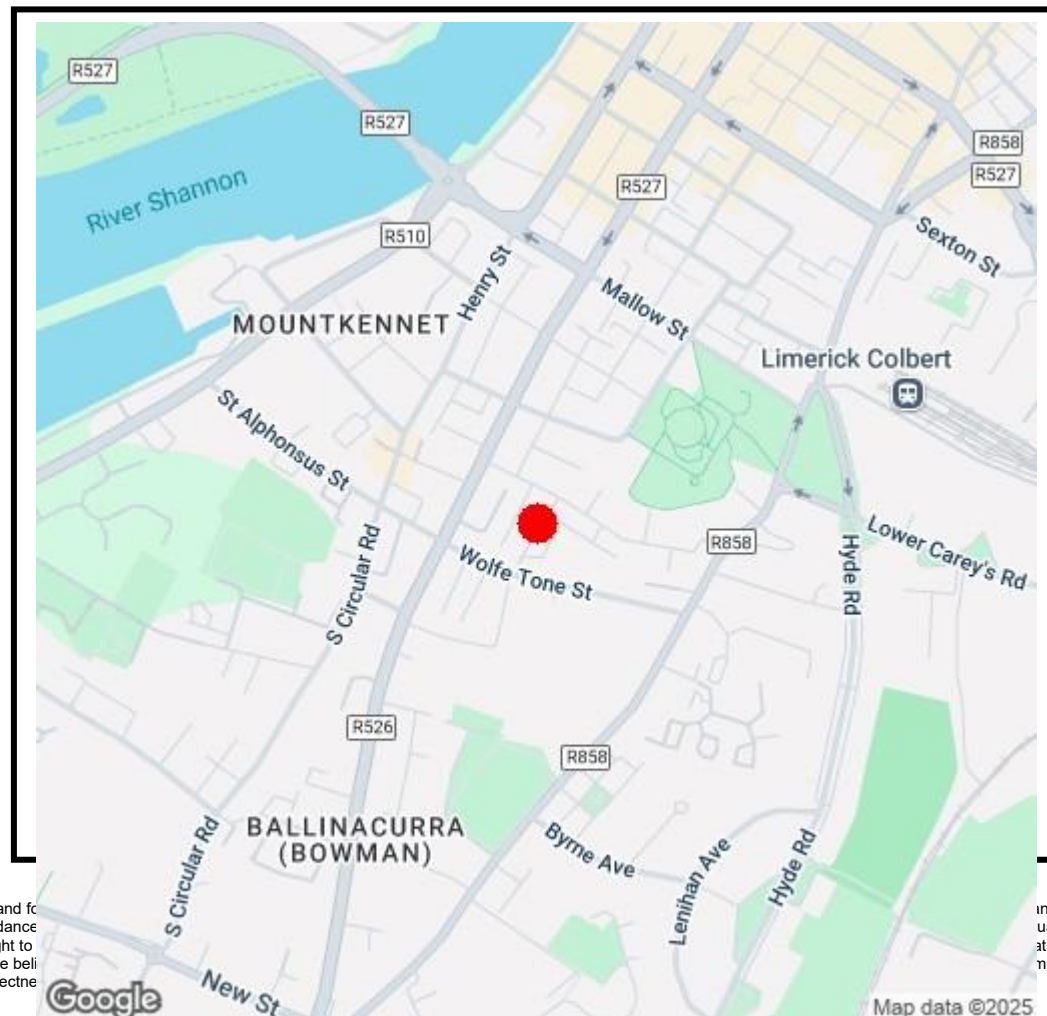
**BER Rating:** B3 **BER No.:** Energy Performance Indicator: 0kWh/m2/yr

**Floor Area:** 79 sq.m (Approximately).

**Viewing:** By appointment with DNG Cusack Dunne

**Asking Price:** €248,000

**Negotiator:** Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for correct overall description for the guidance. Prospective purchasers / tenants ought to details are given in good faith, and are believed inspection or otherwise as to the correctness

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## For Sale by Private Treaty



### 10 Bowman Street, Limerick, V94 CHC7.

Bijoux residence located in the heart of the city which has been transformed throughout with a superb retrofit and extension. This exciting townhouse is sure to appeal to first time buyers, investors and right-sizers! There is modern decor throughout in a cool grey colour scheme with an open plan kitchen/living/dining room and impressive large sliding patio doors allowing light to flood in. A well constructed and thought out design and extension has resulted in an exceptional home in showhouse condition. The property has been fully renovated including re-wiring, re-plumbing, new gas fired central heating system, full insulation and new upvc windows and doors. Externally there is a small sunny patio space to the rear. Walking distance of all that the city has to offer, shops, schools and parks. City living at its best and viewing is highly recommended to appreciate this property.

**BER B3**

## Accommodation

### Ground Floor:

**Entrance Hall:** Upvc door. Mosaic tiled flooring. Grey carpet stairs.

**Living/Kitchen/Dining Open Plan:** Kitchen (7.0 x 3.43) Fully fitted units. Marble effect counter tops. Window - deep sills. Breakfast bar. Plumbed for washing machine. Fully fitted including oven and all appliances.

Dining - Laminate grey floor tiling.

Living - (4.16 x 2.40) Extended living area. Sliding patio doors (Large floor to ceiling). Electric fire unit. Velux window. Shelving.

**Utility:** Tiled flooring. Window.

**Guest w.c:** Fully tiled. Fitted with w.c., and wash hand basin.

### First Floor:

**Landing:** Tiled flooring. Picture window.

**Bedroom 1:** 2.21m (7'3") x 2.98m (9'9") Double bedroom. Window. Tiled flooring.

**Bedroom 2:** Single bedroom. Shelving. Tiled flooring. Window.

**Bathroom:** 2.51m (8'3") x 1.65m (5'5") Modern bathroom, fully tiled and fitted with large shower tray with Rain shower, w.c. and wash hand basin with unit. Window.

