

**AUCTION**



**FOR SALE BY ONLINE AUCTION**

## 12 Churchfields

St. Patrick`s Road, Limerick, County Limerick

3 Bedrooms| 93 sqm (1001 sqft)

**AMV:** €195,000

**BER C2**



### PROPERTY DESCRIPTION

**For Sale by Online Auction on the 22nd July 2021**

O`Connor Murphy are pleased to bring to the market this three bedroom semi-detached property located just off the Dublin Road in Limerick City. The property would be an ideal home for a first time buyer and also offers great rental potential for an investor.

The accommodation briefly comprise: entrance hallway, kitchen/breakfast area, living room. Upstairs there are three bedrooms and the main bathroom completes the accommodation at this level. There is a two storey extension adjoining the property which has separate access to the house itself. The house benefits from a back garden area and a shed.





## LOCATION

Churchfield's is ideally located just off the Dublin Road & St. Patricks Road between the University of Limerick and Limerick School of Art & Design. It is c.2.4 km from the city centre and c.3.8km from the University of Limerick. This property's location could not be better, with the Parkway Shopping Centre at its doorstep, Childers Road Retail Centre only a short distance away. The house provides easy access to the Motorway and all major road networks.

## ACCOMMODATION

### Ground Floor

- Entrance Hall - 1.78m (5'10") x 4.59m (15'1")
- Kitchen/Breakfast Area - 5.18m (17'0") x 3.24m (10'8")
- Sitting Room - 5.18m (17'0") x 3.89m (12'9")

### First Floor

- Bedroom 1 - 3.06m (10'0") x 3.64m (11'11")
- Bedroom 2 - 3.63m (11'11") x 3.31m (10'10")
- Bedroom 3 - 2.71m (8'11") x 2.62m (8'7")
- Landing - 2.03m (6'8") x 3.07m (10'1")
- Bathroom - 1.7m (5'7") x 2.02m (6'8")

## SPECIAL FEATURES

- Close to All Essential Amenities
- Ideal First Time Buyer/Family Home/Investment Property
- Close to Main National Road Network
- Popular Residential Location

## SERVICES

- Circa 93sqm
- Gas Heating

## FOR FURTHER INFORMATION

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