

Rowan Fitzgerald Auctioneers
Unit 1
Belfield House
Ennis Road
Limerick
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8 O'Curry Street, Limerick City

Starting Bid: €325,000.00



For sale by Rowan Fitzgerald Auctioneers via the [iamsold](https://iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Six-Bedroom End-of-Terrace Property in the Heart of Limerick City

We are delighted to present No. 8 O'Curry Street—a refurbished three-storey, six-bedroom end-of-terrace property offering a great opportunity for discerning buyers.

Property Highlights:

Accommodation: Spanning three floors, this spacious property boasts six well-proportioned bedrooms, kitchen and living area, a master bathroom, and an additional WC with shower, catering to both comfort and functionality.

Recent Upgrades: The property has undergone work recently, including the installation of a brand-new gas boiler. The property also has double-glazed windows, fresh décor, and new carpeting throughout, ensuring a modern and efficient living environment (BER C1).

Outdoor Space: Residents will appreciate the convenience of on-street parking and an enclosed rear yard.

Prime Location. Situated within a short stroll of Limerick's city centre, No. 8 O'Curry Street offers unparalleled access to a host of amenities:

Educational Institutions: Mary Immaculate College is easily accessible, making this property ideal for academics and students alike.

Employment Hubs: Proximity to the Docklands Business Park and Limerick Shannon Foynes Port, the new Verizon offices, The Gardens International Office Complex provide ample employment opportunities.

Retail Convenience: The newly established Lidl on Dock Road caters to daily shopping needs.

Transportation: The property is well-connected with local bus routes and a 10-15 minute walk to Colbert Train & Bus Station, for easy travel.

This property's strategic location ensures that residents are never far from essential services, entertainment options.

BER C1 / BER No. 118251420

Floor Area 122.58 m2

TO VIEW OR MAKE A BID Contact Rowan Fitzgerald Auctioneers or [iamsold](http://iamsold.com), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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