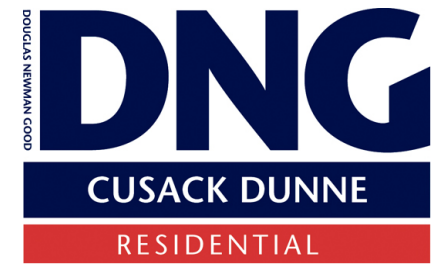


Features & Services



Outside: Gated development. Car parking. Private rear garden (low maintenance and laid in stone), fully enclosed.

Features & Services: Ground floor 2 bedroom apartment located in a gated development close to Limerick City. Spacious accommodation with large open plan living area and good room sizes throughout. Private door access and an enclosed private south facing rear garden, overlooking a green area. Walking distance to Limerick City and local shops, schools and amenities. Good decorative condition with a modern gas boiler installed. PVC double glazed windows. Carparking.

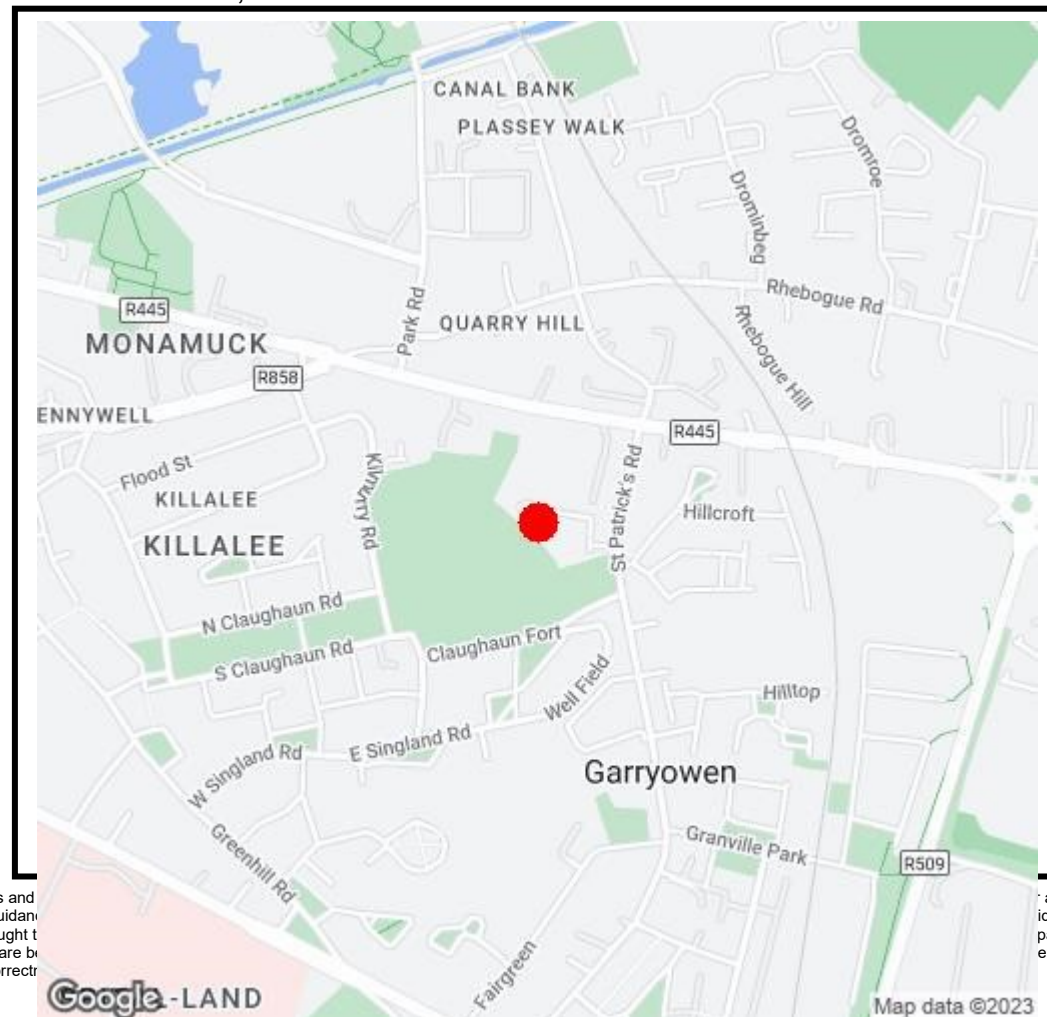
BER Rating: C1 **BER No.:** 115436156 **Energy Performance Indicator:** 155.99kWh/m2/yr

Floor Area: 68.2 sq. m (Approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €158,000

Negotiator: Gillian Dunne, Residential Director 061 209000



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

and substantially idual items. pation and other emselves by

Google - LAND

Map data ©2023

For Sale by Private Treaty



27 Sruthán An Phadraig, Saint Patrick's Road, Limerick, V94 HX63.

Impressive sizable two bedroom ground floor apartment with private entrance and an enclosed back garden with a southerly aspect. Set in a small gated development of apartment and duplex units on the outskirts of Limerick City and convenient to UL, local schools and shops and all amenities. The property is ready for immediate occupancy and offers a large open plan living, kitchen & dining room. There are two double bedrooms, one ensuite and a main bathroom. The garden is a wonderful feature with a private sunny outlook and green area beyond. Car parking. Viewing is highly recommended.

BER C1

Accommodation



Entrance Hall: 1.53m (5'0") x 4.48m (14'8") Laminate flooring.

Living/Kitchen/Dining Room: 3.89m (12'9") x 4.95m (16'3") Laminate flooring. Window to front of property. Timber fireplace with granite hearth. Electric fire insert. Spacious dining area.

Kitchen area: 6.33m (20'9") x 2.26m (7'5") Tiled flooring. Wall and floor units in a fully fitted kitchen with maple effect shaker style units. Integrated oven, hob and extractor. Tiled splashback. Plumbed for washing machine and dryer.

Bedroom 1: 3.18m (10'5") x 3.35m (11'0") Double bedroom. Laminate flooring. Built in wardrobe. Sliding patio door to back garden. Ensuite.

Ensuite: 3.18m (10'5") x 3.35m (11'0") Fitted with w.c., wash hand basin, electric shower unit. Tiled shower area. Tiled flooring.

Bedroom 2: 3.28m (10'9") x 2.98m (9'9") Double bedroom. Built in wardrobe. Shelving. Window overlooking garden.

Bathroom: 2.2m (7'3") x 1.69m (5'7") Fitted with bath, w.c. and wash hand basin. Fully tiled.

Hotpress: Storage.

