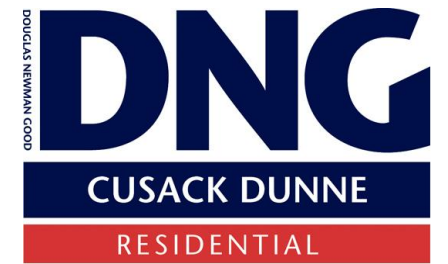


Features & Services



Outside: Private communal parking. Communal green area to the rear. Refuse collection area.

Features & Services. First floor two bedroom apartment in turn key condition. Beautifully maintained throughout with excellent room sizes. Conveniently located only a stones throw from UHL and local amenities. Mature sought after development within walking distance of essential conveniences. Car parking. Current annual service charge €1600. Communal green area. Block of 4 units. Built c. 1990. Gas fired central heating, pvc double glazed windows.

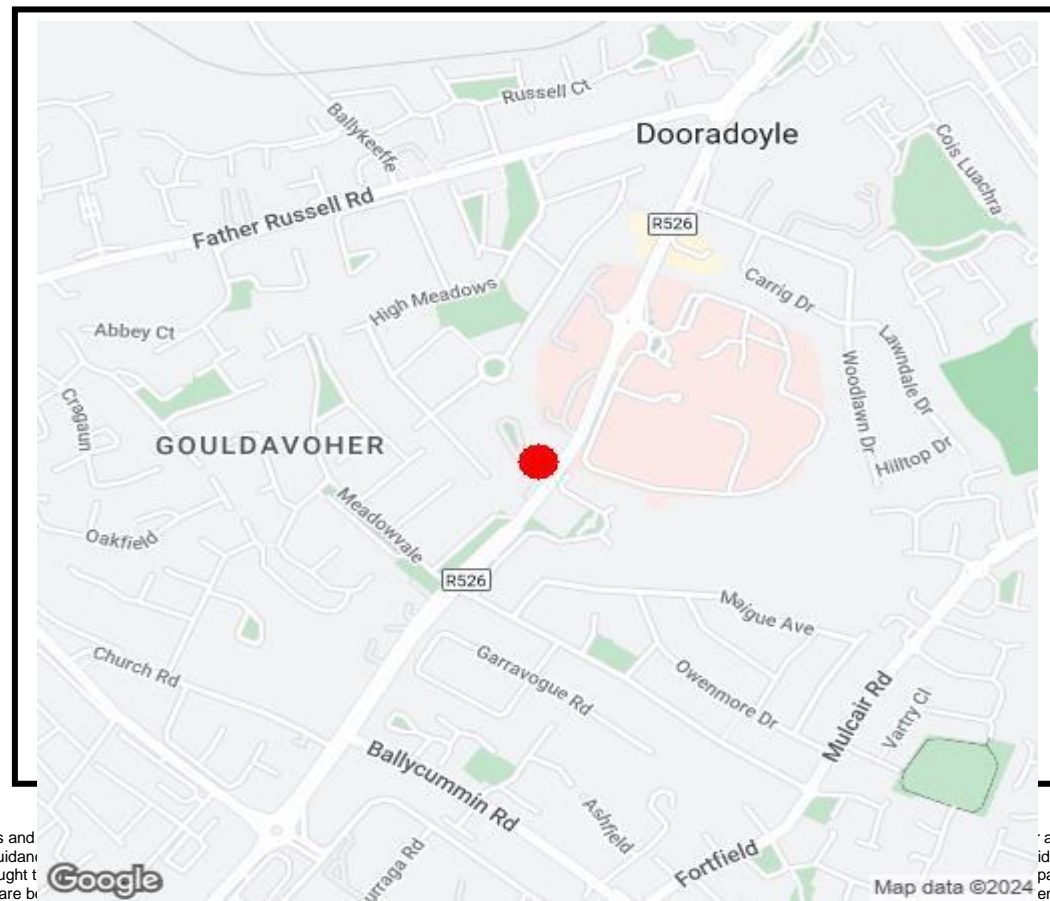
BER Rating: B3 **BER No.:**105976948 **Energy Performance Indicator:** 146.8kWh/m2/yr

Floor Area: 61.99 sq.m (Approximately)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €235,000

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 to be inspected or otherwise as to the correctness of each of them. DNG Cusack Dunne are licensed to use the name "DNG" as franchisees of DNG Limited. Licence number 002730

For Sale by Private Treaty



17 Willsbrook, Dooradoyle, Limerick, V94 C1F6.

Perfectly positioned first floor apartment set in Willsbrook, a sought after residential development of twelve apartments located opposite University Hospital Limerick and within walking distance of The Crescent Shopping Centre, Raheen Industrial Estate housing multinationals such as Dell, Analogue Devices, Stryker, Regeneron and Eli Lilly. A beautifully presented apartment with open plan living/kitchen/dining room, two large bedrooms and modern bathroom. The property is in turn key condition and offers a superb prospect for first time buyers, down-sizers and investors.

BER B3

Accommodation



Entrance Hall: Laminate flooring. Hotpress.

Living Room: 3.75m (12'4") x 4.99m (16'4") Laminate. Double electric stove. Shelving.

Kitchen/Dining Area: 3.43m (11'3") x 3.02m (9'11") Tiled. Fully fitted kitchen. Wall and floor units.

Oven and hob. Stainless steel sink. Plumbed for washing machine.

Bedroom 1: 2.86m (9'5") x 3.82m (12'6") Double bedroom. Built in wardrobe. Laminate flooring.

Bedroom 2: 2.75m (9'0") x 3.2m (10'6") Double bedroom. Built in wardrobe. Laminate flooring.

Bathroom: 1.68m (5'6") x 2.08m (6'10") Shower. w.c, wash hand basin. Fully tiled.

