

For Sale by Private Treaty



Apt. 2 Block C, Ballycummin Village, Raheen, Limerick, V94 T2T4.

Exceptional two bedroom ground floor apartment with double aspect windows and a private gated terrace and lawn area. This beautifully presented property has been owner occupied for many years and is a character filled home with tasteful decor throughout. There is a superb fit out, many upgrades and excellent storage solutions. A spacious apartment with an open plan living/kitchen/dining room, two double bedrooms, main bathroom, ensuite and hot press. Set in a mature, well managed development of apartments within minutes of Raheen Industrial Estate, The Crescent Shopping Centre, local schools and amenities and Limerick city. A sought after location with every convenience to hand. Car parking.

Asking Price: €220,000

BER D1

9 Lower Mallow Street, Limerick.
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E: cusackdunne@dng.ie **dng.ie**

Outside: The property benefits from a gated patio and lawn area with outlook over a green space. A superb addition to this ground floor apartment. Car parking.

Accommodation:

Entrance Hall: 3.55m (11'8") x 1.73m (5'8")

Tiled flooring. E storage heater. Storage units and shelving. Built in shelving unit.

Living/Kitchen/Dining Room: 6.28m (20'7") x 4.58m (15'0")

Kitchen: Tiled flooring. Wall and floor fitted units. Storage solutions. Laminate flooring to living area. Fridge freezer. 2 storage heater.

Bedroom 2: 3.93m (12'11") x 2.33m (7'8")

Double bedroom. Laminate flooring. Built in wardrobe. Built in shelving unit.

Bedroom 1: 3.99m (13'1") x 4.09m (13'5")

Large window with western orientation. Laminate timber flooring. Built in shelving. Built in wardrobes. Ensuite.

Ensuite:

Tiled shower, flooring and basin area. Heated towel rail. Fitted shelving. Fitted with w.c and wash hand basin. Shower [Rainshower].

Bathroom: 2.43m (8'0") x 1.77m (5'10")

Fitted with bath, w.c and round wash hand basin. Storage unit under sink. Feature mirror and shelving unit. Tiled flooring, bath and basin. Modern bathroom fittings. Fitted mirror with area light.

Hotpress:

Storage.

Features and Services: Exceptional two bedroom ground floor apartment with double aspect windows. Private gated terrace and lawn area. Car parking. Beautifully presented property, owner occupied. Character filled home with tasteful decor throughout. Superb fit out, many upgrades and excellent storage solutions. Minutes from Raheen Industrial Estate, The Crescent Shopping Centre, local schools and ameniti. Electric storage heating. Alarm. Water heater and timer updated. Pumped. Right to park. Private patio and pin gate. Constructed in 2022.

Annual current service charge:

Please Note: As an owner of this property, you will become a member of the Management Company, which manages this property. You will be required to pay an annual service charge (which may increase once warranties expire) for the upkeep of the common areas and to pay into a sinking fund to cover future major maintenance of the common areas

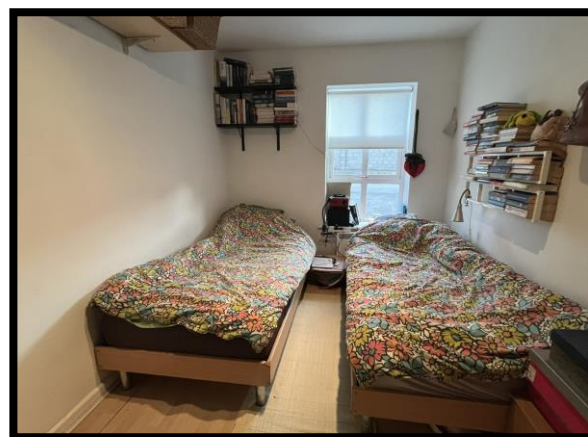
Floor Area: 68 sq.m (Approx.)

BER Rating: D1 **BER No.:**109752006 **Energy Performance Indicator:**

237.3Wh/m2/yr

Viewing: By appointment with DNG Cusack Dunne

Negotiator: Gillian Dunne 061 209000



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