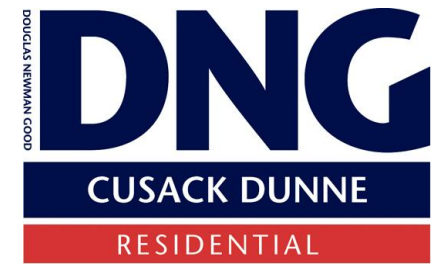


Features & Services



Outside: Attractive red brick development with strong architectural character. Small, low-density development. Secure gated community with electronic entrance gates. Communal landscaped areas (where applicable). Designated parking (details to be confirmed). Secure communal entrance with lift access.

Features & Services. Lift access to all floors. Gas fired central heating. PVC double glazed windows. Intercom system. Well proportioned apartment offering bright, spacious accommodation throughout. Management company in place (service charge details to be confirmed). Excellent south-facing orientation. Set within a secure gated red brick development. A rare combination of privacy, convenience, and aesthetic quality. Constructed in 2000.

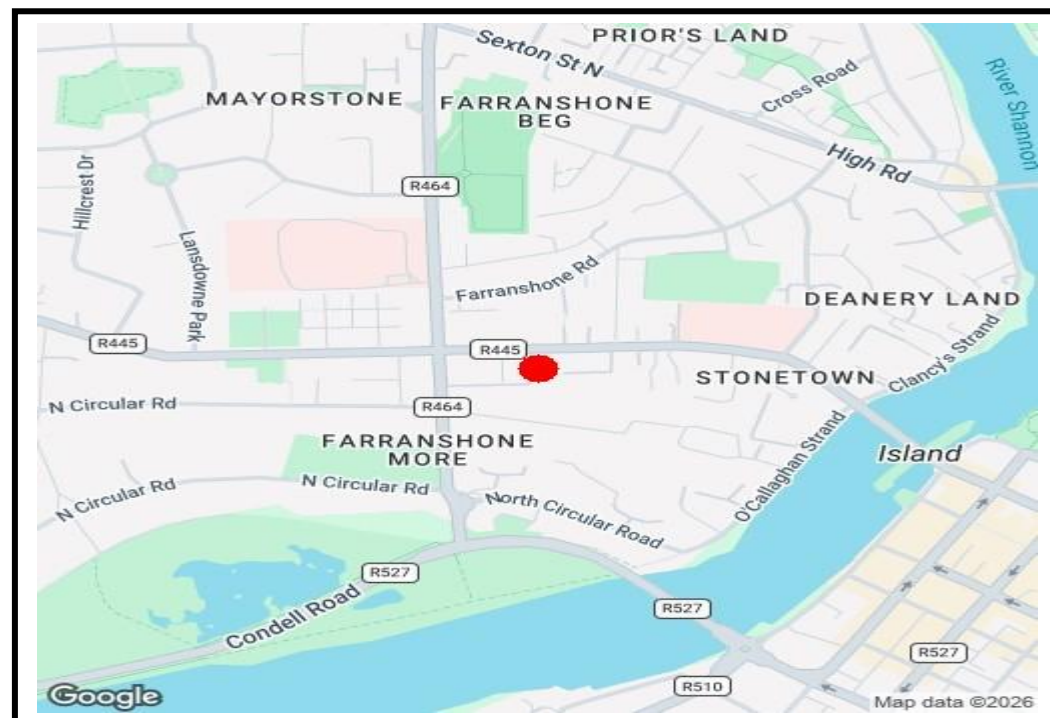
BER Rating: C3 **BER No.:** 101087302 **Energy Performance Indicator:** 207.05kWh/m2/yr

Floor Area: 72.68 sq. m (Approximately)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €335,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for the vendor / landlord of this property whose agents they are given notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser / tenant and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers / tenants ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser / tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection 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



Apartment 7 Ardara Court, Ennis Road, Limerick, V94 D282.

No. 7 Ardara is a bright and spacious two-bedroom first-floor apartment, located within a stunning red brick development of strong architectural character, offering a more attractive and distinguished appearance than typical apartment blocks. Set within a small, well maintained development on the highly sought-after Ennis Road, the property enjoys a south-facing aspect to principal rooms and the benefit of both stair and lift access. The apartment is situated within a secure gated community with electronic entrance gates, providing added privacy and peace of mind. This is an excellent opportunity for owner-occupiers or investors seeking a prime residential address close to Limerick City Centre, University of Limerick, and a wide range of amenities.

BER C3

With Branches Nationwide

dng.ie

9 Lower Mallow Street, Limerick.
T: 061 209000 F: 061 209200
E: cusackdunne@dng.ie dng.ie





Accommodation

Entrance & Common Areas: Access to the development is via electronic gated entrance, leading to a secure communal setting. Steps provide access to the main entrance door, which opens into a tiled communal entrance hall. The development is small in scale and finished in an attractive red brick façade, with both stair and lift access to the first floor.

Apartment Entrance Hall: Welcoming entrance hall with timber flooring, providing access to all accommodation. Intercom system. Hot press.

Living / Dining Room: 4.39m (14'5") x 4.47m (14'8") A bright and spacious open plan living and dining area. Featuring a distinctive rounded bay window with three panes, allowing excellent natural light and enjoying a south-facing aspect. Timber flooring. Gas fireplace with granite surround. Decorative ceiling coving.

Kitchen: 1.98m (6'6") x 3.27m (10'9") Located just off the living/dining area, Fitted with wall and floor units. Offers a practical and functional workspace. Tiled flooring. Tiled splash back. Stainless steel sink unit. Integrated oven and hob. Plumbed for washing machine.

Bedroom 1: 3.01m (9'11") x 5.98m (19'7") A generous bedroom located to the front of the property, benefiting from a south-facing aspect. Timber flooring. x x double built in wardrobes. Ensuite.

Ensuite: Fully tiled. Shower unit. W.C., and wash hand basin.

Bedroom 2: 2.95m (9'8") x 4.53m (14'10") A well proportioned double bedroom enjoying a south-facing aspect. 2 x built in wardrobes. Ceiling coving.

