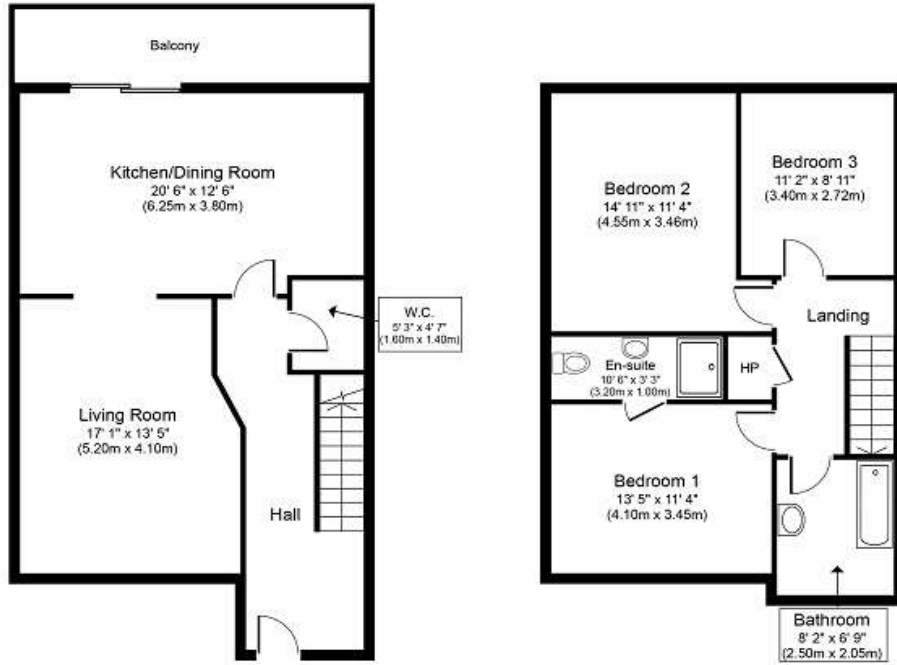


## Outside

Large private balcony extending the full width of the property.



**Ground Floor**  
Approximate Floor Area  
646 sq. ft.  
(60.0 sq. m.)

**First Floor**  
Approximate Floor Area  
624 sq. ft.  
(58.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**PROPERTY  
PARTNERS**

DE COURCY O'DWYER

**FOR SALE**

**28 Cluain Dara,  
Clonmacken,  
Ennis Road,  
Limerick.**



**Price**

**€205,000**

Barrack House, O' Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

New to market comes this fabulous 3 bedroomed duplex property in this very sought after residential development located within close proximity to the city centre and adjacent to the Condell Road, Ennis Road and the Limerick Tunnel.

This extremely well presented property benefits from spacious, superbly furnished and bright accommodation throughout to include entrance hallway, guest wc, living room, kitchen / dining room, 3 bedrooms (2 ensuite) and bathroom.

The property benefits from a balcony which runs the entire width of the property.

### Special Features

- \* Largest duplex within the development
- \* Unique layout with private entrance
- \* GFCH
- \* Double glazed windows
- \* Three double bedrooms
- \* Excellent decorative condition
- \* Overlooking green area
- \* Ensuite
- \* Quiet location within development
- \* **BER Rating:**

### Management

Management Company: Cluain Dara Court Management Co. Ltd.

Management Fee: €975 per annum.



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway		Timber flooring. Telephone point. Understairs storage area.
Guest W.C.	1.6m x 1.4m 5'3" x 4'7"	WC. Wash hand basin. Tiled floor. Extractor fan.
Living Room	5.20m x 4.10m 17'1" x 13'5"	Feature fireplace with surround marble hearth and electric fire. TV point. Double doors to kitchen/dining room.
Kitchen / Dining Room	6.25m x 3.80m 20'6" x 12'6"	Modern fitted shaker style kitchen with ample array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Zanussi electric oven and 4 plate hob. Plumbed for washing machine. Plumbed for dishwasher. Tiled floor in the kitchen area and timber floor in dining area. Double glazed french doors to large rear balcony which is west facing.
Upstairs		
Bedroom 1	4.10m x 3.45m 13'5" x 11'4"	Fitted wardrobes. Timber flooring. TV point. Telephone point.
Ensuite	3.2m x 1m 10'6" x 3'3"	Shower cubicle with Mira Elite Qt electric shower. Folding shower door. WWC. WHB. Extractor fan. Tiled floor. Tiled shower cubicle.
Bedroom 2	4.55m x 3.46m 14'11" x 11'4"	Fitted wardrobes. TV point. Timber flooring.
Bedroom 3	3.40m x 2.72m 11'2" x 8'11"	Fitted wardrobes. TV point. Telephone point. Timber flooring.
Bathroom	2.5m x 2.05m 8'2" x 6'9"	Bath with shower attachment. WC. WHB. Tiled floor. Part tiled walls.