

Accommodation		
Accommodation	Size M. Ft.	Description
Stairs with Return to 1st Floor Landing		Hotpress and large window.
Bedroom 1	3.3m x 4.19m 10'8" x 13'7"	Built in double wardrobe.
Ensuite Shower Room		W.C. and wash hand basin. Electric shower unit. Fully tiled.
Bedroom 2	4.19m x 3.1m 13'7" x 10'2"	Built in double wardrobe.
Ensuite		W.C. and wash hand basin. Electric shower unit. Fully tiled throughout.
Bedroom 3	2.5m x 3.3m 8'2" x 10'8"	Double built in wardrobe.
Bathroom	2.4m x 2.4m 7'8" x 7'8"	Bath. W.C. and wash hand basin. Fully tiled floors and walls.

### Outside

Large private balcony extending the full width of the property.

PRSA Licence 002371

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants 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. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation



**2 Cluain Dara Court,  
Clonmacken, Ennis Road,  
Limerick.**

### Price

€189,950

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
- \* 2 ensuite
- \* Quiet location within development
- \* **BER Rating: C2**

Management

Management Company: Cluain Dara Court Management Co. Ltd.  
Management Fee: €975 per annum



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway		Hardwood antique beech floor.
Large Guest w.c	1.7m x 2.34m 5'6" x 7'7"	WC. Wash hand basin. Tiled floor. Partly tiled walls.
Living Room	4.3m x 4.3m 14'10" x 14'10"	Feature open fire with hardwood antique beech floor.
Kitchen / Dining Room	3.2m x 7.9m 10'5" x 25'9"	Modern solid wood fitted kitchen with ample array of eye and floor level units and display cabinet. Fully tiled splash-back area. Tiled floor throughout. Double doors to large balcony area.