

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

WWW.PROPERTYPARTNERS.IE



1 Kingscourt,
Mungret Street,
Limerick.

Ideal investment opportunity arises to acquire this 4 bedroom 3 storey property located in Limerick City Centre close to all necessary amenities.

This property which is currently let is part of a small courtyard development of approximately 20 units. Accommodation comprises of entrance hallway, living room, kitchen, 2 bedrooms (1 ensuite) and shower room on 1st floor and 2 bedrooms (both ensuite) on 2nd floor.

Price
Region €89,950

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 **Email** decourcyodwyer@propertypartners.ie

Accommodation

Accommodation	Size	Description
Entrance Hallway	3.13m x 2.48m 10'3" x 8'1"	Hardwood entrance door.
Living Room	4.11m x 4.7m 13'5" x 15'4"	Sliding patio door to balcony.
Kitchen	2.6m x 3.43m 8'5" x 11'3"	Fitted kitchen with array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher.

1st Floor

Bedroom 1	3.35m x 3.6m 11' x 11'8"	Fitted wardrobes.
Ensuite	1.35m x 1.2m 4'4" x 3'9"	Shower cubicle. Fully tiled. W.C. and wash hand basin.
Bedroom 2	3.65m x 3.2m 11'10" x 10'5"	Fitted wardrobes.
Shower Room	3m x 1.4m 9'8" x 4'6"	Shower cubicle. W.C. and wash hand basin.

2nd Floor

Bedroom 3	3.7m x 3.45m 12'2" x 11'3"	Fitted wardrobes
Ensuite	1.8m x 1.35m 5'9" x 4'4"	Shower cubicle. Fully tiled. W.C. and wash hand basin.
Bedroom 4	3.6m x 3.2m 11'8" x 10'5"	Fitted wardrobes.
Ensuite	3.1m x 1.4m 10'2" x 4'6"	Fully tiled shower cubicle. W.C. and wash hand basin.

Special Features

- * Townhouse
- * 4 double bedrooms
- * Electric heating
- * 3 ensuites
- * Courtyard to the front
- * Adjacent to city centre
- * Sinking fund set up in 2015
- * Service charge - €725.00 per annum
- * Current Rent - €900.00 per month



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 to this development.

