



FOR SALE BY PRIVATE TREATY

**27 CLUAIN DARA,
CLONMACKEN,
ENNIS ROAD,
LIMERICK V94T920**



PRICE: €180,000

BER C1



DESCRIPTION

An excellent opportunity arises to acquire this spacious ground floor two bedroom apartment in this sought after residential development located just off the Condell Road adjacent to Ivan's Cross and within close proximity to the city centre.

This superbly presented apartment benefits from spacious and bright accommodation throughout to include entrance hallway, open plan living room / kitchen / dining room, two double bedrooms, ensuite and bathroom.

The property also benefits from a superb rear garden which is fully cobblelocked.

A viewing of this property is highly recommended and we feel would suit either a first time buyer, investor or indeed someone trading down.





SPECIAL FEATURES

- Ground floor
- Gas fired central heating
- Double glazed windows
- 2 double bedrooms
- Ensuite
- Large open plan living room / dining room / kitchen
- Excellent cobblelocked rear garden
- Extra large side entrance way
- Excellent decorative condition throughout
- TV monitor & intercom
- 1 designated car parking space

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door with double glazed frosted glass inset. Alarm point. Telephone point. Solid oak flooring. Hotpress with dual immersion.
- **Bathroom** Bath with telephone shower attachment. W.C. Wash hand basin. Fully tiled walls and floor. Extractor fan.
- **Bedroom 1** Solid Oak flooring. Fitted wardrobes. T.V. Point. Telephone point.
- **Ensuite / Shower Room** Shower cubicle. W.C. Wash hand basin. Fully tiled walls and floor. Extractor fan.
- **Bedroom 2** Solid oak flooring. Fitted wardrobes. Tv. Point. Telephone Point. Door to main bathroom.
- **Open plan Living Room / Kitchen / Dining Room** Modern fitted maple shaker style kitchen with ample 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. Zanuzzi electric oven and four plate ceramic hob. Extractor fan. TV point. Coving. Double glazed white aluminium doors to rear garden.
- **Outside** Walled and fenced rear garden. The entire garden is laid out with cobblelock and there is a steeltech shed.



(Excluding Garden)
Approximate Floor Area
793 sq. ft.
(73.7 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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PRICE

€180,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
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**PROPERTY
 PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.



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