



FOR SALE BY PRIVATE TREATY

**27 HARRISTON VILLAGE,
OLD CRATLOE ROAD,
LIMERICK V94FC67**

PRICE: €160,000

BER C3



DESCRIPTION

We are delighted to present for sale this spacious four bedroom duplex located in a small gated development located close to TUS, Thomond Park and within easy access of Limerick City.

This unit would make for an ideal home or investment with its strategic location adjacent to TUS.

Accommodation comprises of entrance hall, living room/bedroom 4, shower room, open plan living room / dining room / kitchen, three further bedrooms, bathroom and ensuite upstairs.



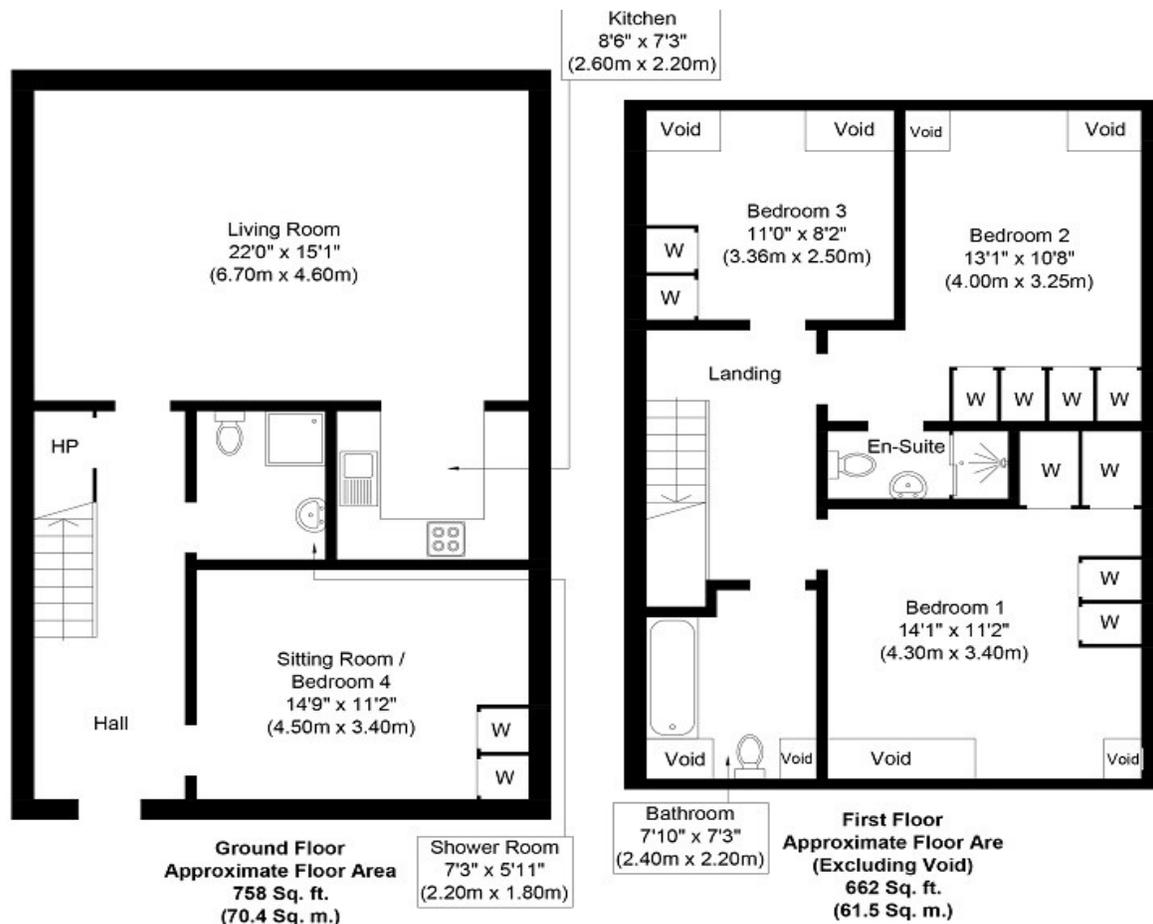


SPECIAL FEATURES

- Duplex
- Mid terrace
- Spacious accommodation
- Adjacent to TUS
- Double glazed windows
- Electric gated development
- Three bathrooms
- Communal parking
- Electric heating
- Property Management Co. PMI
- Service Charges: €2,000 pa

ACCOMMODATION

- **Entrance Hall** Hardwood entrance door with frosted glass insets. Tiled floor.
- **Shower Room** Shower. W.C. Wash hand basin. Extractor fan. Fully tiled walls and floor.
- **Living Room / Bedroom 4** Range of fitted wardrobes. Work top station. Open shelving. Internet connection.
- **Living Room / Dining Room / Kitchen** Kitchen with an array of eye and floor level units. Four cutlery drawers. Single drainer stainless sink unit with mixer tap. Convex electric oven and candy four plate hob. Extractor fan. Plumbed for washing machine. TV point.
- **Upstairs**
- **Bedroom 1** Range of fitted wardrobes. Open shelving. Two x work stations. Internet connection.
- **Bedroom 2** Range of fitted wardrobes. Open shelving. Work station. Internet connection.
- **Ensuite** Shower with Gainsborough PS 1200 electric shower. W.C. Wash hand basin. Extractor fan. Fully tiled walls and floor.
- **Bedroom 3** Fitted wardrobes. Open shelving. Work station. Internet connection.
- **Bathroom** Bath with Mira Elite 2 electric shower. Glass shower door. W.C. Wash hand basin. Fully tiled walls and floor.



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

€160,000

DIRECTIONS

Google Map: V94FC67

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.