

**BER C3**



**FOR SALE BY PRIVATE TREATY**

**57 DOORADOYLE PARK,  
DOORADOYLE,  
LIMERICK V94PK30**

**PRICE: €175,000**

**BER C3**







## DESCRIPTION

We are delighted to offer for sale this spacious ground floor two bedroom apartment presented in very good condition in an excellent location adjacent to the Crescent Shopping Centre and just a short distance from the City Centre.

The bright and spacious accommodation comprises of entrance hallway, open plan living room / dining room / kitchen, two double bedrooms, ensuite and bathroom.

Outside this apartment benefits from a front garden, a large rear garden and a gated side entrance way. The property is located adjacent to the Crescent Shopping Centre, Limerick City and County Council Offices, excellent schools and just a short commute to the city centre.

A viewing is highly recommended.





## SPECIAL FEATURES

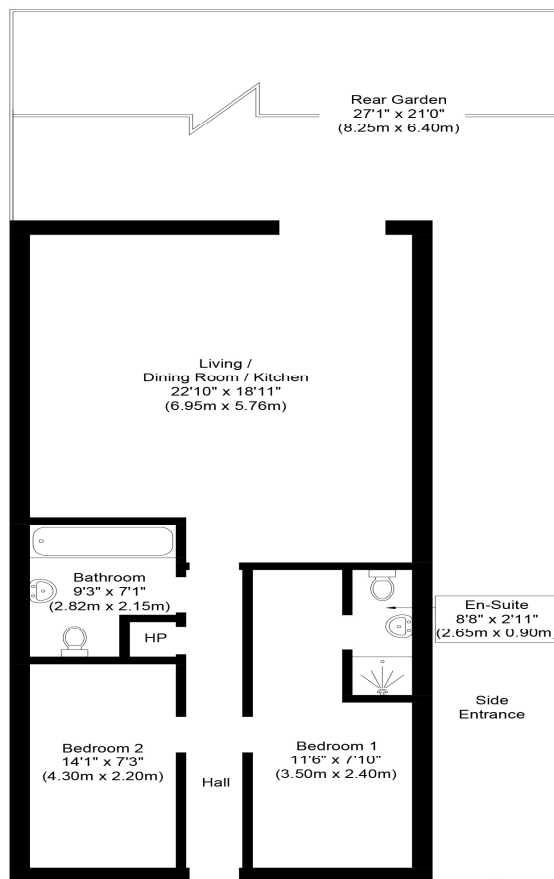
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Ground floor apartment  
 Gas fired central heating  
 Double glazed windows  
 Two double bedrooms  
 Rear garden  
 C. 830 Sq. ft. (77.1 Sq. m.)  
 Service charge: €1,100 per annum  
 Designated car space  
 Excellent condition  
 Adjacent to the Crescent Shopping Centre

## ACCOMMODATION

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- **Entrance Hall** Harwood entrance door. Timber flooring. Alarm point. Coving.
- **Living Room / Dining Room / Kitchen** Fireplace with electric fire. Fitted shelving with recessed lighting. Coving. TV point. Timber flooring.  
  
Shaker style kitchen with array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Candy electric oven and four plate gas hob. Extractor fan. Plumbed for washing machine. Vented for dryer. Double glazed sliding door to rear garden.
- **Bathroom** Bath with Triton T80 Si electric shower. Glass shower door. Tiled surround. W.C. Wash hand basin. Extractor fan. Tiled floor.
- **Bedroom 1** TV point. Walk in wardrobe with ample shelving and hanging racks.
- **Ensuite** Tiled shower cubicle with Triton T80 Si electric shower. W.C. Wash hand basin. Tiled floor.
- **Bedroom 2** Timber flooring. Fitted wardrobe.
- **Outside** Walled and fenced rear garden. Patio area. Border area with railway sleepers. Extra large double gated side entrance way. Front garden planted with a variety of trees and shrubs.



**Approximate Floor Area**  
**830 Sq. ft.**  
**(77.1 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

€175,000

## DIRECTIONS

## 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.