



FOR SALE

**NO. 27 THE SQUARE,
ANNACOTTY,
LIMERICK V94T8K1**

GUIDE PRICE: €230,000

BER C2



DESCRIPTION

No. 27 The Square comprises of a very well located, mid terrace three bedroomed residence of c. 1,024 sq. ft. Internally this well presented property comprises of entrance hallway, kitchen, living room, storage room on the ground floor while upstairs the property benefits from three well appointed bedrooms main ensuite, bathroom and hotpress. Outside to the front as the name would suggest there comprises of a square with three rows of terraced properties overlooking a partly landscaped car parking area. To the rear is a private secure garden area mainly laid in stone with rear pedestrian access.

The suburbs of Annacotty / Castletroy / Monaleen are one of Limericks most sought after attractive suburbs with all the services and amenities these areas have to offer from local shops to shopping centres, pubs to hotels, cafes to restaurants and extensive clubs and playing pitches for Rugby, Soccer, Hockey and GAA along with the renowned Castletroy Golf Course. There are excellent national and secondary schools in the area and of course the ever expanding University of Limerick with its excellent academic reputation and outstanding amenities to include river walks, 50m pool, running track and of course now home to Munster rugby, all of which as a open university can be used by the public. UL is adjoined by The National Technology Park with dozens of multinational companies on its 385 acres set in an impressive park land setting.

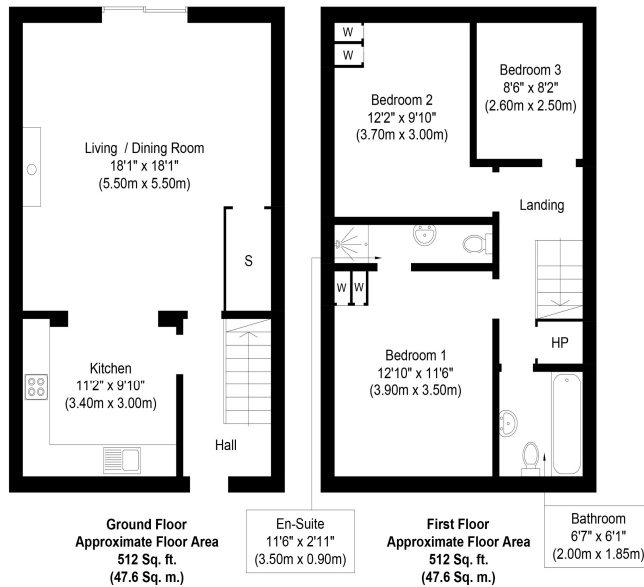
The square is located just off the picturesque main street of Annacotty village and its wonderful waterfalls on the Mulcair River. This location further benefits from nearby access to an excellent road network and public transport system into Limerick City Centre and beyond.





SPECIAL FEATURES

Well located in Annacotty village
 Good access to all local services and amenities
 Three good sized bedrooms
 Located in a square setting
 Area c. 1,024 Sq. Ft.
 Double glazed PVC windows
 Gas fired central heating
 Rear pedestrian access
 Ample communal car parking
 Good condition throughout

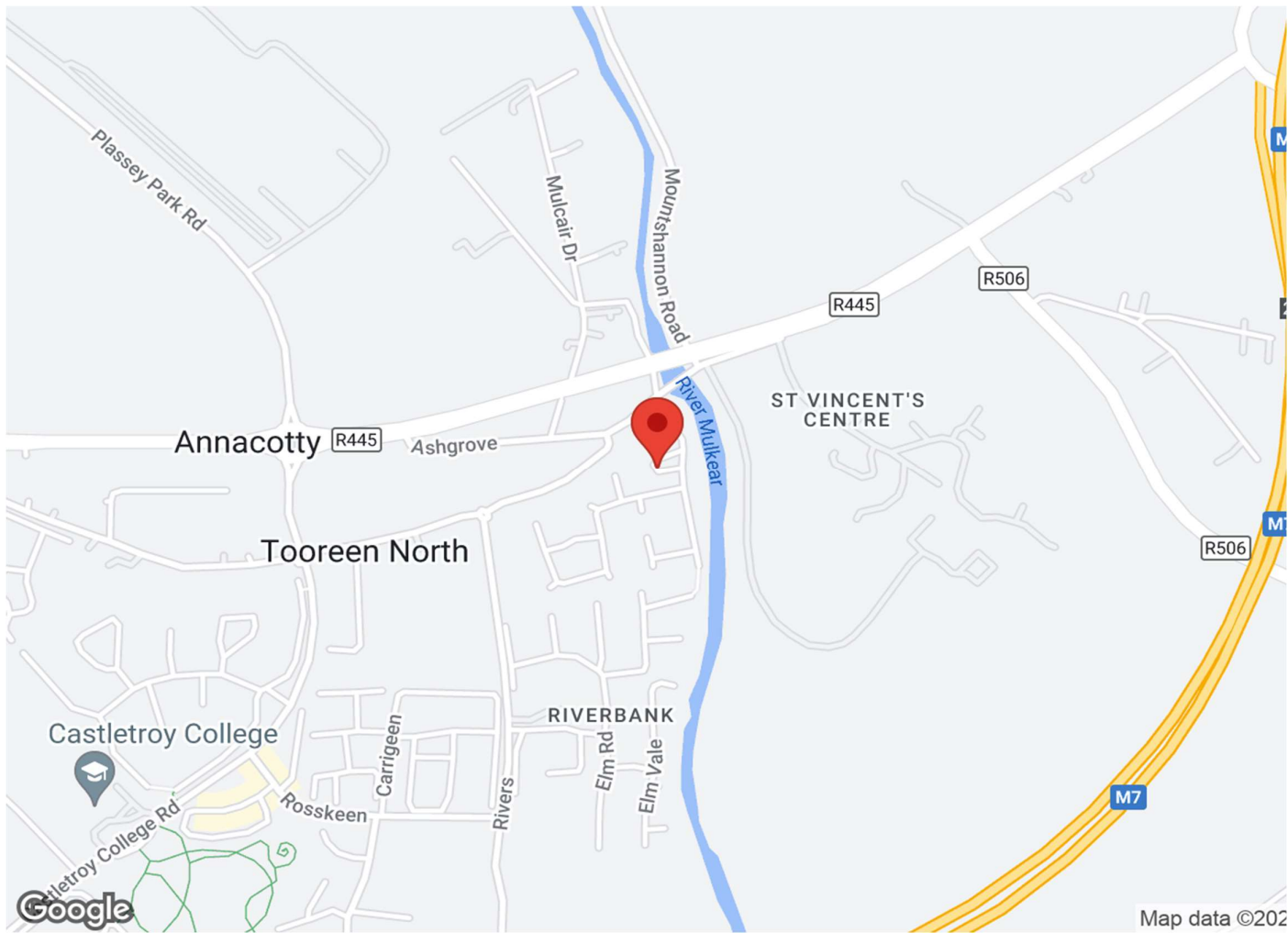


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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ACCOMMODATION

- **Entrance Hallway**
- **Living Room** With fireplace. Double doors leading to rear garden
- **Kitchen** Wall and floor units. Partly tiled.
- **Storage Area**
- **Upstairs**
- **Bedroom 1** Double built in wardrobes.
- **Ensuite** Partly tiled.
- **Bedroom 2** Double with built in wardrobes.
- **Bedroom 3** Single.
- **Bathroom** Bath. W.C. W.H.B. Partly tiled.
- **Outside** Secure private garden with rear access.



GUIDE PRICE

€230,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google Map: V94T8K1

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

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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.