

# PROPERTY PARTNERS

# DE COURCY O'DWYER



15 Kings Court,  
Mungret Street,  
Limerick.

**I**deal investment opportunity to acquire this 2 bedroom duplex unit located in Limerick City Centre close to all necessary amenities.

**T**his well maintained property which is currently let is part of a small courtyard development of approximately 20 units. Accommodation comprises of entrance hallway, open plan living room / dining room / kitchen, 2 bedrooms (main ensuite) and shower room.

## Price

Region €95,000

Barrack House, O'Connell Avenue, Limerick.

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## Accommodation

Accommodation	Size	Description
Entrance Hallway	5.53m x 1.22m 18'1" x 4'	Hardwood entrance door. Telephone point.
Open plan Living Room / Dining Room / Kitchen	6.6m x 4.0m 21'6" x 13'12"	Fully fitted kitchen with an array of eye and floor level presses. Single drainer stainless steel sink unit with mixer tap and tiled splash-back area. Plumbed for washing machine.

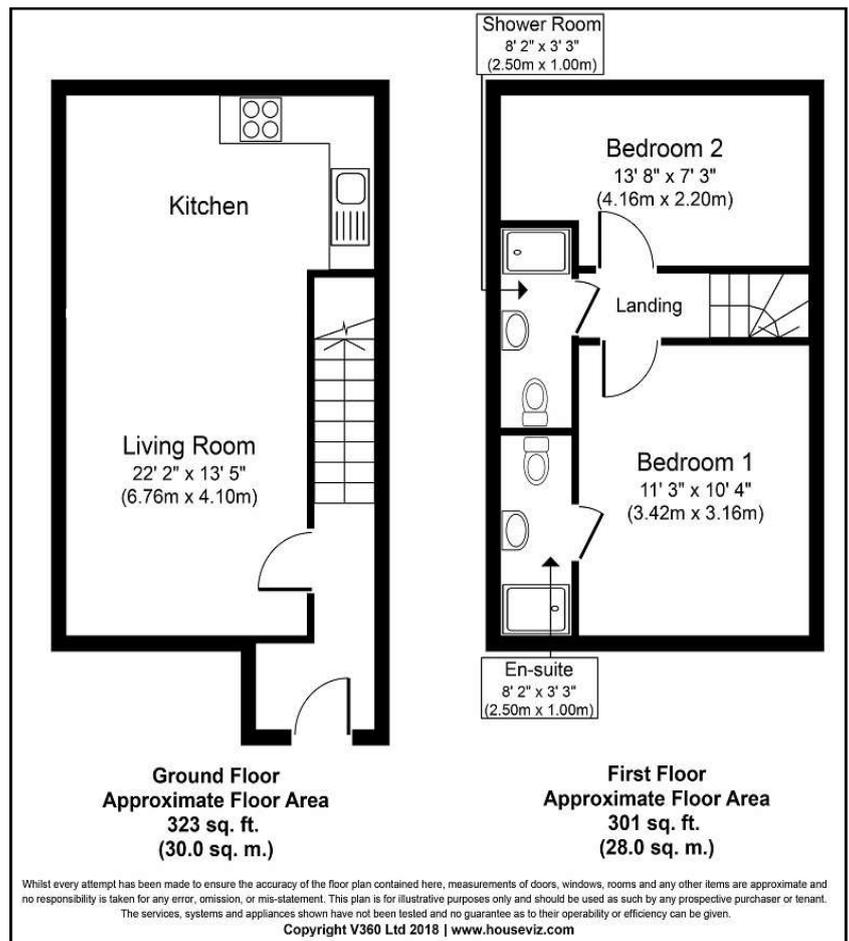
## Upstairs

Bedroom 1	3.4m x 3.01m 10'5" x 9'9"	Fitted wardrobe.
Ensuite	2.4m x 0.9m 7'9" x 2'9"	Tiled shower cubicle. w.c. & wash hand basin.
Bedroom 2	2.2m x 4.16m 8'4" x 13'3"	Fitted wardrobe.
Shower Room	2.45m x 0.9m 8' x 2'9"	Fully tiled shower cubicle. w.c. & wash hand basin.

## Special Features

- \* Mid terrace
- \* Electric central heating
- \* Double glazed windows
- \* 2 double bedrooms
- \* Ensuite
- \* Court yard to front
- \* Block Management Company - Limerick Residential Lettings
- \* Service charge: €725 per annum
- \* Sinking fund set up in 2015
- \* BER Rating: D2
- \* Car parking - 1 Space
- \* Tenancy Agreement -

The unit is to be sold "as is" with the tenant in situ at a passing rent of €750 pm (review due in June 2019) and to include all the landlord's contents.



### Viewing strictly by appointment

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