

**Outside**

The property has a large balcony area.



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**Apt. 4 Ormston House,  
9 / 11 Patrick Street,  
Limerick.**

**Viewing strictly by appointment**

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**Price**  
Region €89,950  
Barrack House, O' Connell Avenue, Limerick.  
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New to market comes this fine 2 bedroom 1st floor city centre apartment which is presented in good condition throughout and has the added advantage of having a very large balcony / patio area.

This apartment would make for a fine investment or indeed a good city centre apartment for an owner occupier. The accommodation comprises of entrance hallway, living room / dining room, kitchen, 2 double bedrooms and bathroom.

Viewing is highly recommended.

#### Special Features

- \* First floor apartment
- \* Double glazed windows
- \* Electric heating
- \* 2 double bedrooms
- \* Good decorative condition
- \* Large balcony
- \* City centre location adjacent to all amenities
- \* **BER Rating: E2**

#### Management Company

To Be Confirmed

#### Existing Tenancy

The tenant is currently out of contract and on a month to month tenancy paying a rent of €500 per month.

Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.15m x 1.8m 13'6" x 5'9"	Hardwood entrance door. Timber flooring. Hotpress with dual immersion.
Living Room / Dining Room	4.3m x 3.1m 14'10" x 10'2"	Open plan with timber flooring. T.V. point. Double glazed sliding patio door to balcony.
Kitchen	3.15m x 1.8m 10'3" x 10'6"	Modern fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Fitted electric oven. Four plate hob. Extractor fan. Plumbed for washing machine. Plumbed for dishwasher. Tiled floor.
Bedroom 1	3.35m x 2.1m 11" x 6'9"	Fitted wardrobes.
Bedroom 2	4.3m x 2.6m 14'10" x 8'5"	Telephone point. Fitted wardrobes.
Bathroom	2.05m x 1.7m 13'8" x 5'6"	Bath with shower attachment and glass shower door. W.C. and wash hand basin. Part tiled walls. Fully tiled floor. Extractor fan.
Balcony	6.95m x 3.7m 22'8" x 12'1"	Fully flagged patio.