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16 Thomond Student Village,  
Old Cratloe Road, Caherdavin,  
Limerick.

**G**round floor 3 bed apartment forming part of a Student Complex in a pooled shared rental scheme conveniently located on the Old Cratloe Road only a short walk from LIT.

**T**he property accommodation comprises of entrance hall, open plan kitchen / dining room / living room, 3 bedrooms (2 ensembles), shower room, hot press, electric heating, double glazed PVC windows, gross internal area of C. 788 sq.ft., built C. 2006.

**T**homond Student Village accommodation comprises of a approximately 190 units.

**Price Guide:**

Region €33,000

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

Accommodation	Size	Description
Entrance Hallway		
Living Room / Dining Room / Kitchen	4.46m x 4m 14'6" x 13'1"	Modern fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Electric oven. Four plate hob, extractor fan. Part tiled floor. T.V. point.
Bedroom 1	4.3m x 2.5m 14'1" x 8'2"	Fitted wardrobes. Fitted shelving and study desk.
Ensuite	1.9m x 1.9m 6'2" x 6'2"	Tiled shower cubicle. w.c. and wash hand basin. Extractor fan and tiled floor.
Bedroom 2	3.1m x 2.8m 10'2" x 9'2"	Fitted wardrobe. Fitted shelving. Desk unit.
Ensuite	1.9m x 1.9m 6'2" x 6'2"	Tiled shower cubicle. w.c. and wash hand basin. Extractor fan and tiled floor.
Bedroom 3	3.2m x 3.4m 10'5" x 11'1"	Fitted wardrobes. Fitted shelving. Desk unit.
Shower Room	1.4m x 1.2m 4'6" x 3'9"	Tiled shower cubicle. w.c. and wash hand basin. Extractor fan and tiled floor.

### Pooled Rent System

We have been informed that the property currently operates a pooled rent system, which we have been advised by the management company, returns a net rent to the Landlord of C. €1,600 per annum.

### Management & Operators Details

- \* Management Company - Thomond Village Management Company
- \* Operators - Property Management Ireland

### Special Features

- \* Ground Floor Apartment
- \* Double glazed windows
- \* Electric heating
- \* 3 bedrooms - 2 ensuite
- \* Pooled rental system

**BER Rating: D2**



## “The Home of High Standards”

**Viewing strictly by appointment**

PRSA Licence No: 002371

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