



FOR SALE BY PRIVATE TREATY

**78 INIS MÓR,
FR. RUSSELL ROAD,
DOORADOYLE,
LIMERICK.**

PRICE REGION: €199,950

BER B2



DESCRIPTION

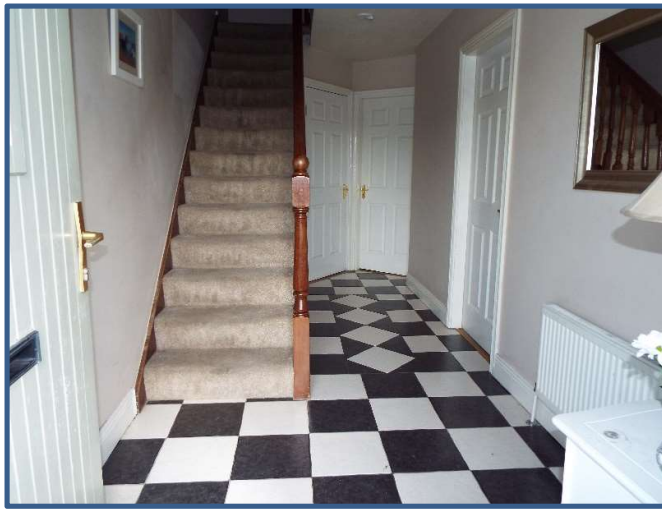
We are delighted to present for sale this spacious three bedroom duplex unit which is ideally located adjacent to the Racefield Shopping Centre and within close proximity to Raheen Industrial Estate, University Hospital Limerick and the Crescent Shopping Centre.

The bright and spacious accommodation comprises of entrance hallway, living room, kitchen/dining room, utility room, guest wc, three double bedrooms, 2 ensuite and bathroom.

It is in our opinion an ideal starter home or investment type property.

A viewing of this property is highly recommended.



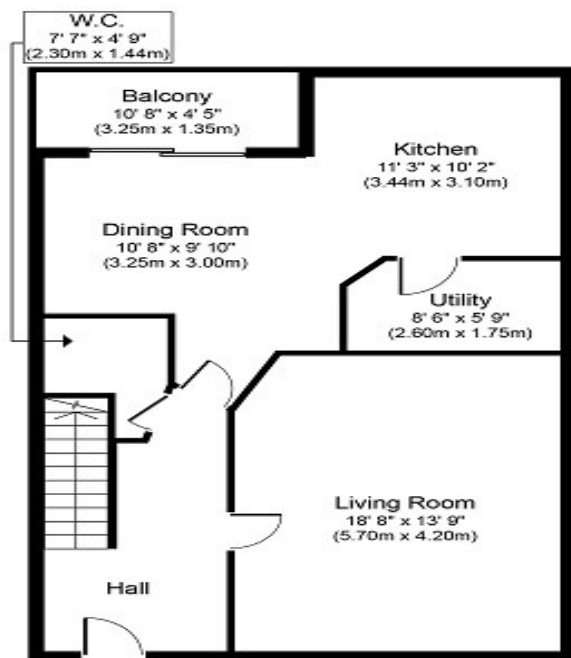


SPECIAL FEATURES

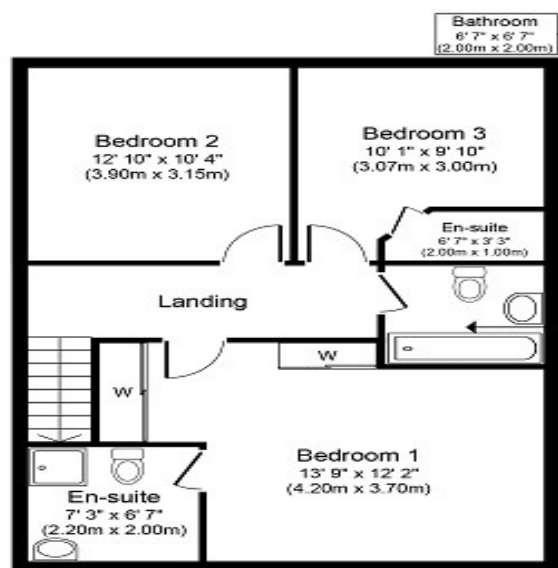
2 Designated car parking spaces
 End of terrace
 Gas fired central heating
 Double glazed windows
 3 double bedrooms
 2 ensuite
 Adjacent to Racefield Shopping Centre
 Close proximity to Raheen Industrial Estate, University Hospital Limerick and the Crescent Shopping Centre
 Ideal owner occupier or investor use
 Management Company: Hanley Donnellan Auctioneers
 Service Charge: €1300 for 2019

ACCOMMODATION

• Entrance Hall	5.37m x 2.0m	Hardwood entrance door. Tiled floor. Understair storage.
• Guest W.C.	2.3m x 1.44m	Toilet. Wash hand basin. Tiled floor. Extractor fan.
• Living Room	5.7m x 4.2m	Timber flooring. TV point. Electric fire.
• Kitchen/Dining Room	3.44m x 3.10m	Modern fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Breakfast counter. Plumbed for dishwasher. Tiled floor in kitchen. Timber flooring in the dining area. TV point. Double glazed french doors to balcony.
• Utility Room	2.6m x 5.9m	Plumbed for washing machine and vented for dryer. Gas boiler. Tiled floor.
• Upstairs		
• Bedroom 1	4.2m x 3.7m	Range of fitted wardrobes. TV point.
• Ensuite	2.2m x 2.0m	Shower cubicle with Triton T90 Si electric shower. W.C. W.H.B. Tiled shower cubicle. Tiled floor. Velux window.
• Bedroom 2	3.9m x 3.15m	TV Point.
• Bedroom 3	3.07m x 3.0m	
• Ensuite	2.0m x 1.0m	Shower cubicle with Triton T90 Si electric shower. W.C. W.H.B. Extractor fan. Tiled shower cubicle. Tiled floor.
• Bathroom	2.0m x 2.0m	Bath with shower attachment and folding shower door. W.C. W.H.B. Fully tiled walls and floor.
• Outside		Balcony area off the dining room. Patio to the front.



Ground Floor
Approximate Floor Area
721 sq. ft.
(67.0 sq. m.)



First Floor
Approximate Floor Area
667 sq. ft.
(62.0 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

€199,950

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

P: 061 410 410

E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

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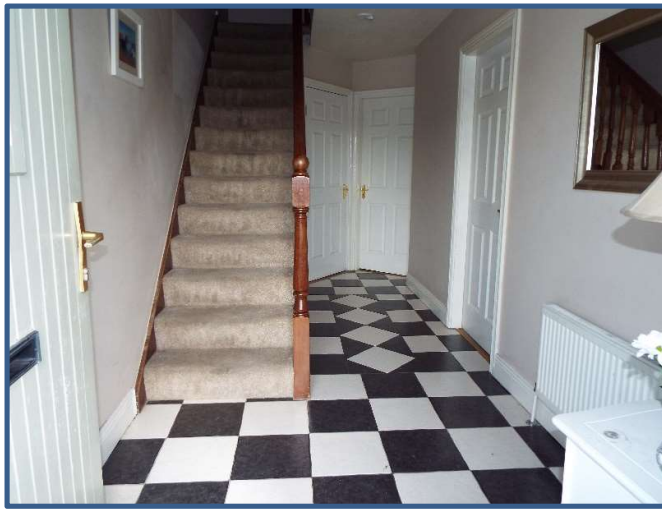
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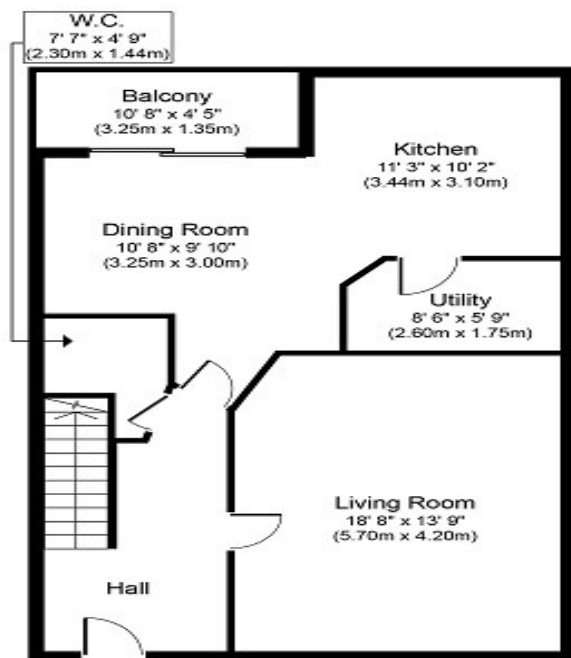


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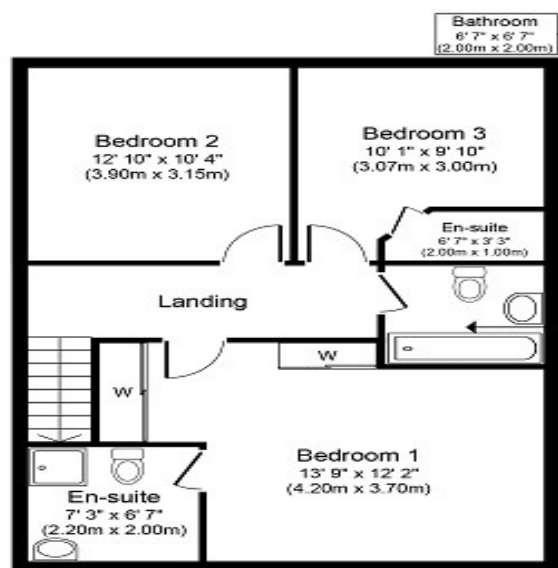
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