

**PROPERTY  
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1A an Dun,  
Church Road,  
Raheen, Limerick.

A rare opportunity arises to acquire this two bedroom, 1st floor apartment which is adjacent to Raheen Business Park, The University Hospital, The Crescent Shopping Centre and many more amenities.

Accommodation comprises of entrance hallway, two bedrooms, open plan living room / dining room / kitchen, shower room and ensuite.

Overall the complex is well maintained with ample communal parking.

**Price**

Region €75,000

Barrack House, O'Connell Avenue, Limerick.

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Accommodation		
Accommodation	Size	Description
Entrance Hallway	1.75m x 4.75m 5'7" x 15'6"	Intercom. Telephone point. Hotpress with dual immersion.
Living room / Dining room	4.75m x 5.4m 15'6" x 17'7"	T.V. point. Large bay window. Opening to ...
Kitchen	2.9m x 2.7m 9'5" x 8'8"	Array of eye and floor level units. Electric oven. Four plate hob and extractor fan. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Plumbed for dishwasher. Plumbed for washing machine.
Bedroom 1 (Double)	2.9m x 3.75m 9'5" x 12'3"	Fitted wardrobe. T.V. point.
Ensuite	2.9m x 1m 9'5" x 3'3"	Fully tiled shower cubicle with Triton electric shower. W.C. and wash hand basin. Part tiled walls. Fully tiled floor.
Bedroom 2 (Double)	2.95m x 3.75m 9'7" x 12'3"	Fitted wardrobe. T.V. point.
Shower Room	2.42m x 1.8m 7'9" x 6'	Fully tiled shower cubicle with Triton T90 SI electric shower. W.C. and wash hand basin. Part tiled walls. Fully tiled floor. Extractor fan.

### Special Features

- \* First Floor
- \* Two double bedrooms
- \* Electric heating
- \* Ensuite
- \* Double glazed windows



- \* Management company: Aviary Estates
- \* Purchaser will become a member of the management company
- \* Service charge will include sinking fund
- \* Service charge: €978.62



PRSA Licence 002371

#### Viewing strictly by appointment

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