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6 Wellington Close,  
O'Connell Avenue,  
Limerick.

**S**pacious second floor two bedroom apartment in this modern development of apartments at the junction of O'Connell Avenue and Quin Street which is adjacent to the city centre and Mary Immaculate College and a host of other amenities.

The spacious accommodation comprises of entrance hallway, living room/kitchen/dining room, two bedrooms and bathroom. There is a bonus of a loft area in this apartment comprising of a generous balcony and two rooms currently used as bedrooms.

**A** viewing of this property is highly recommended.

**Price**

Region €85,000

Barrack House, O'Connell Avenue, Limerick.

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## Accommodation

Accommodation	Size	Description
Entrance Hallway	3.9 m x 1.8 m 12'8" x 5'9"	Timber flooring. Coving. Recessed lighting.
Living Room/Kitchen/Dining Room	5.1 m x 4.35 m 16'7" x 14'3"	Modern fitted maple shaker style kitchen with array of eye & floor level units. Electric oven. Four plate hob. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor in kitchen area. Timber floor in dining area. Breakfast counter. Telephone point.
Bathroom	2.1 m x 2.2 m 6'9" x 7'2"	Bath with Triton T90xr electric shower. WC. Wash hand basin. Extractor fan. Tiled floor. Recessed lighting.
Bedroom 1	4.2 m x 2.8 m 13'8" x 9'2"	TV point. Coving. Timber flooring.
Bedroom 2	2.8 m x 3.2 m 9'2" x 10'5"	Timber flooring. Recessed lighting.

## Upstairs

Large Loft Area	7.2 m x 3.3 m 23'6" x 10'8"	
Attic Room 1	3.55 m x 3.33 m 11'6" x 10'9"	
Attic Room 2	3.23 m x 3.2 m 10'6" x 10'4"	

## Special Features

- \* Duplex
- \* Second floor
- \* Electric heating
- \* Two bedrooms
- \* Two attic rooms
- \* Excellent location
- \* Double glazed windows
- \* Modern development
- \* Adjacent to Mary I & city centre
- \* BER: D1

- \* Management company: Moore Stephens Patrick McNamara Accountants 229666
- \* Purchaser will become a member of the management company
- \* Service charge c. €600 per annum. This will change year to year



PRSA Licence 002371

### Viewing strictly by appointment

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