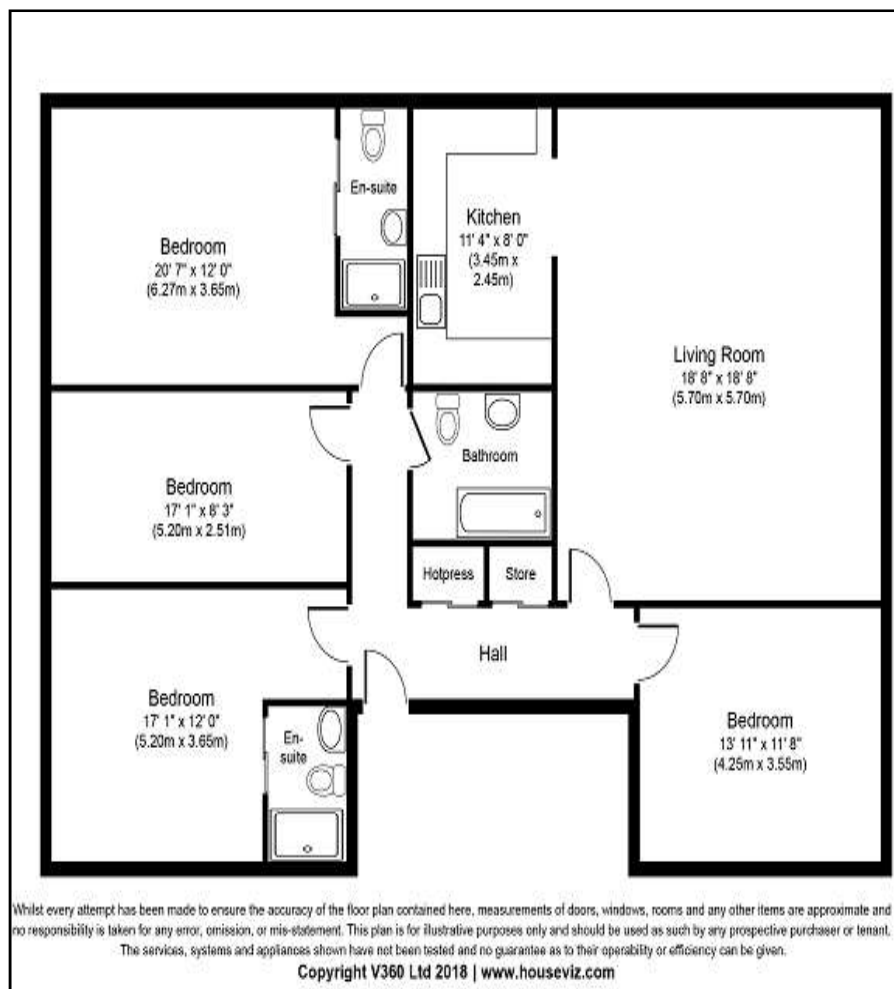


Outside

Communal gardens. Secure electric gated car park.



Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



**15 Clonmacken Court,
Clonmacken,
Ennis Road, Limerick.**

Price

Region €200,000

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

A fantastic opportunity arises to acquire this unique four bedroom first floor apartment c. 130 Sq. M. (c. 1400 Sq. Ft.) ideally located just off the Ennis Road and in a very sought after residential area. This apartment is part of a small gated development only a stones throw from Ivans, the Jetland Shopping Centre, Limerick Institute of Technology and just a short drive from the city centre. The property is accessed through electronic gates with ample parking and communal gardens.

The accommodation comprises of entrance hallway, living room, kitchen, four double bedrooms (2 ensuite) and bathroom.

In our opinion this apartment would suit an owner occupier or investor.

Special Features

- * First floor
 - * Double glazed windows
 - * Electric heating
 - * 4 double bedrooms
 - * 2 ensuite
 - * Bathroom
- * Electric security gates
 - * Communal parking
 - * Railed & walled gardens
 - * C. 130 Sq. M. (c. 1400 Sq. Ft.)
 - * BER - C1



| Accommodation | | |
|------------------|----------------------------------|---|
| Accommodation | Size | Description |
| Entrance Hallway | 5.1 m x 1.05 m 16'7" x 3'4" | Hardwood entrance door. Timber flooring. Storage press. Hot press. Centre piece & coving. |
| Living Room | 6.7 m x 5.7 m 21'9" x 18'7" | Timber flooring. Fireplace with electric fitting and marble hearth. Centre piece & coving. 2 x double glazed sliding patio doors. TV point. |
| Kitchen | 2.45 m x 3.45 m 8'0" x 11'3" | Modern fitted shaker style kitchen with ample array of eye & floor level units, four cutlery drawers. Stainless steel single drainer sink unit with mixer tap. Plumbed for dishwasher. Plumbed for washing machine. Whirlpool electric oven & four plate hob. Extractor fan. Tiled floor. |
| Bedroom 1 | 3.65 m x 5.2 m 11'9" x 17'0" | Fitted wardrobes. TV point. |
| Ensuite | 2.8 m x 1.5 m 9'1" x 4'9" | Shower cubicle with Mira Elite QT electric shower. Sliding shower door. WC. Wash hand basin. Extractor fan. Fully tiled walls and floor. |
| Bedroom 2 | 5.2 m x 2.5 m 17'0" x 8'2" | Fitted wardrobes. |
| Bedroom 3 | 3.65 m x 5.07 m 11'9" x 16'6" | Fitted wardrobes. TV Point. |
| Ensuite | 2.63 m x 1.2 m 8'6" x 3'9" | Shower cubicle with Mira Sport electric shower. Sliding shower door. WC. Wash hand basin. Extractor fan. Fully tiled walls and floor. |
| Bedroom 4 | 4.25 m x 3.55 m 13'9" x 11'6" | Centre piece & coving. TV Point. Double glazed sliding patio door. Timber flooring. |
| Bathroom | 2.45 m x 1.8 m 8'0" x 5'9" | Bath with shower attachment. Glass shower door. WC. WHB. Extractor fan. Fully tiled walls & floor. |