



**FOR SALE BY PRIVATE TREATY**

**APARTMENT 7  
STRAND COURT,  
O'CALLAGHAN STRAND,  
ENNIS ROAD,  
LIMERICK V94VY67**

**PRICE: €370,000**

**BER C3**





## DESCRIPTION

A truly rare opportunity arises to purchase this magnificent two bedroom first floor apartment of c. 1,068 Sq. Ft. (98.5 Sq.m.) set within this exclusive Strand Court development. No. 7 fronts on to the River Shannon offering spectacular views both up and down the river and across to Limerick city centre. Presented in immaculate condition throughout this apartment is well suited to professionals, retirees, trade downers or indeed shrewd investment.

This first floor apartment comprises of entrance hallway, large open plan L shaped living room / dining room both rooms offering panoramic views of the River Shannon, kitchen, two double bedrooms and shower room.

Outside there are well maintained communal gardens and an electric gate to the car park at the rear.





## SPECIAL FEATURES

- First floor apartment c. 1,068 Sq. Ft. (98.5 Sq. M.)
- Gas fired central heating
- Double glazed windows
- Gated development of sixteen apartments
- Magnificent views over looking the Shannon River
- Two double bedrooms
- Video intercom
- New fitted kitchen
- New fitted flooring
- Service charge €1,600 per annum
- Communal gardens
- One car parking space
- Lift Service
- Large L shaped living / dining

## ACCOMMODATION

- **Entrance Hallway** Modern timber effect flooring. Cloaks closet.
- **Open plan living / dining room** Intercom. TV point. Bay window over looking the Shannon River. Modern timber effect flooring. Coving.
- **Kitchen** Newly fitted modern kitchen with ample array of eye and floor level units. Selection of drawers and pot drawers. Belling electric oven and four plate ceramic hob. Extractor fan. Modern timber effect flooring. Plumbed for dishwasher. Plumbed for washing machine / dryer.
- **Bedroom 1** Newly fitted wardrobes and timber effect flooring.
- **Bedroom 2** Newly fitted wardrobes and timber effect flooring.
- **Shower Room** Double shower cubicle with tiled inset and Triton T90 Z electric shower. Wash hand basin in vanity unit. Toilet. Hot press with newly fitted immersion tank. Fully tiled walls and floor.
- **Outside** Well manicured communal gardens. Electric gates to the car park at the rear.





**Approximate Floor Area**  
**1060 Sq. ft.**  
**(98.5 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

€370,000

## DIRECTIONS

Google Map: V94VY67

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.