



FOR SALE BY PRIVATE TREATY

**9 ALANDALE CLOSE,
ASHBOURNE AVENUE,
SOUTH CIRCULAR ROAD,
LIMERICK V94XY6C**

PRICE: €290,000

BER C1



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this three bedroomed town house in this small enclave of c. thirteen town houses which is adjacent to Mary Immaculate College and the city centre.

It is our opinion that this is an ideal opportunity for an astute investor who may have a son or daughter attending the Mary Immaculate College or indeed as an investment for the professionals working close to the city centre. Alternatively it could make an ideal home for the first time buyer or indeed someone trading down in the area.

A viewing of this property is highly recommended.



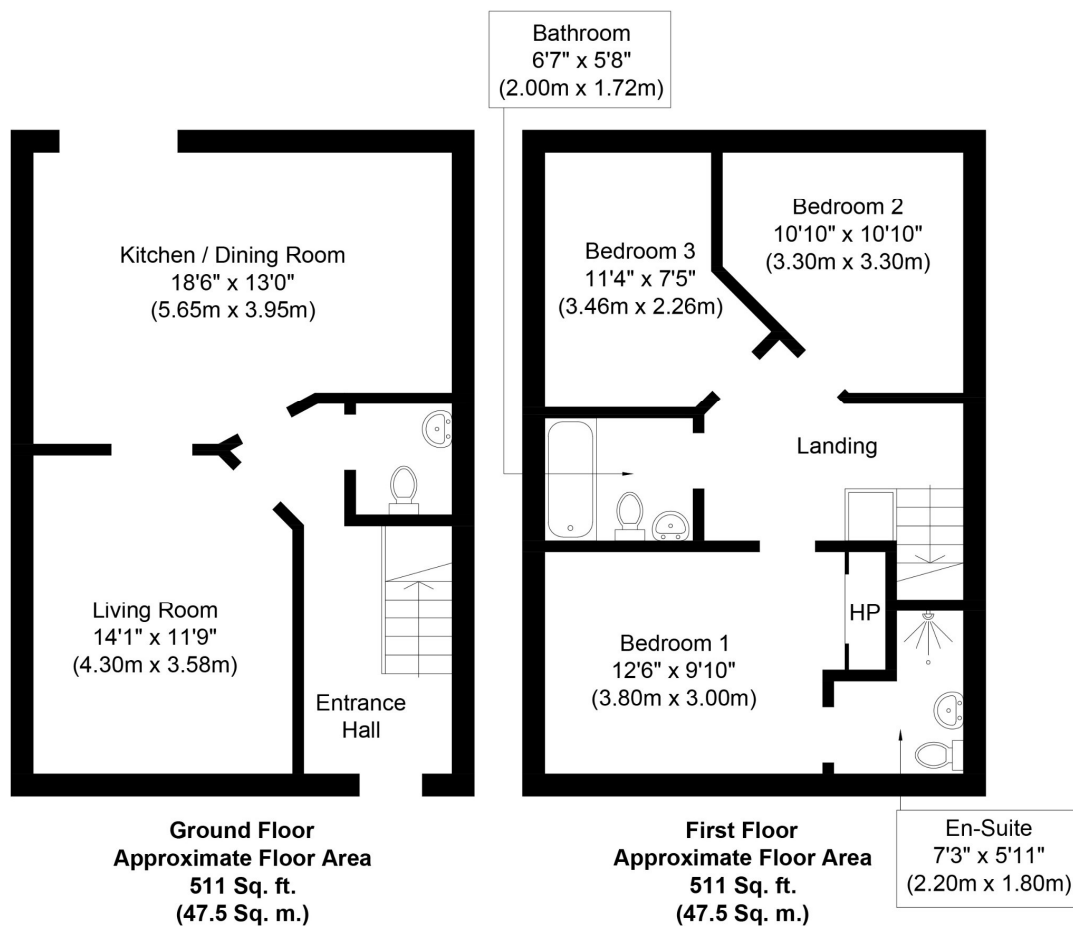


SPECIAL FEATURES

- Town house
- Double glazed windows
- Gas fired central heating
- Three double bedrooms
- Ensuite
- Excellent condition
- All contents included
- Communal parking
- Located adjacent to Mary Immaculate College and city centre

ACCOMMODATION

- **Entrance Hall** Hardwood entrance door. Timber flooring. Telephone point.
- **Guest W.C.** W. C. Wash hand basin. Tiled floor. Extractor fan.
- **Living Room** Feature fireplace with an ornate surround. Timber flooring. Centre piece and coving. TV point. Double doors to ...
- **Kitchen / Dining Room** Modern fitted kitchen with an ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Fully tiled floor. Breakfast counter. Double glazed sliding patio door to rear garden.
- **Upstairs**
- **Landing** Hot press with dual immersion.
- **Bedroom 1** Range of fitted wardrobes. TV point.
- **Ensuite** Shower cubicle with Triton T80 Z electric shower. W. C. Wash hand basin. Tiled floor. Tiled shower cubicle. Extractor fan.
- **Bedroom 2** Fitted wardrobes.
- **Bedroom 3**
- **Bathroom** W. C. Wash hand basin.
- **Outside** Fully enclosed rear garden part lawned part flagged patio area.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

€290,000

DIRECTIONS

Google Map: V94XY6C

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.