

**PROPERTY
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56 Alandale Orchard,
Ashbourne Avenue,
Off South Circular Road,
Limerick

We are delighted to introduce for sale this spacious ground floor 2 bedroom apartment in this ever popular development off the South Circular Road, close to the City Centre and all of it's amenities.

This bright, spacious accommodation of the property comprises of entrance hallway, open plan living room / dining room / kitchen, 2 bedrooms - main with ensuite and bathroom.

Outside this property is further enhanced by a very large private rear garden.

A viewing of this property is highly recommended.

Price Guide:

Region €185,000

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 Email decourcyodwyer@propertypartners.ie

Accommodation

Accommodation	Size	Description
Entrance Hallway	5.6m x 1.7m 18'3" x 5'5"	Hardwood entrance door. Timber flooring.
Bathroom	2.2m x 2.54m 7'2" x 8'3"	Bath. W.C.. Wash hand basin. Tiled floor. Tiled bath surround. Extractor Fan.
Living room / Dining room / Kitchen	5.33m x 5.5m 17'4" x 18'0"	Feature fireplace. Centre piece in coving. Laminate floor in the living area. Tiled floor in the kitchen area. Double glazed sliding patio door to the rear garden. Kitchen has an array of eye and floor level units. Zanussi built in electric oven and four plate hob. Extractor Fan. Single drainer stainless steel sink unit with mixer tap. Breakfast counter. Plumbed for washing machine. Tiled floor.
Bedroom 1	3.42m x 3m 11'2" x 9'8"	Laminated Floor. Fitted wardrobes.
Bedroom 2	3.35m x 4.3m 10'9" x 14'1"	Range of fitted wardrobes. Laminated floor.
Ensuite	1.2m x 2m 3'9" x 6'5"	Tiled shower cubicle. W.C. Wash hand basin. Tiled floor. Extractor fan.

Outside

Large rear garden. Off-street parking to the front.

Special Features

- * Ground floor
- * Ensuite
- * Double-glazed windows
- * Gas fired central heating
- * Extra large rear garden
- * 2 double bedrooms
- * Ensuite
- * Living room / dining room / kitchen
- * BER Rating: D1
- * Management Fees - €1000 p.a.
- * Adjacent to City Centre and Mary I
- * Excellent residential investment or ideal owner occupier use.



“The Home of High Standards”

Viewing strictly by appointment

PRSA Licence 002371

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