



FOR SALE BY PRIVATE TREATY



**NO. 86 DOORADOYLE PARK,
DOORADOYLE,
LIMERICK V94HOF9**

PRICE: €250,000

BER C1



DESCRIPTION

We are delighted to offer for sale this spacious ground floor two bedroom apartment which is presented in very good condition and positioned in an excellent location adjacent to the Crescent College Comprehensive School and Garryowen Rugby Club and just a short distance from the City Centre.

The bright and spacious accommodation comprises of entrance hallway, open plan living room / dining room / kitchen, two double bedrooms, ensuite and bathroom.

Outside this apartment benefits from a rear garden and a gated side entrance way. The property is located adjacent to the Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, excellent schools and just a short commute to the city centre.

A viewing is highly recommended.



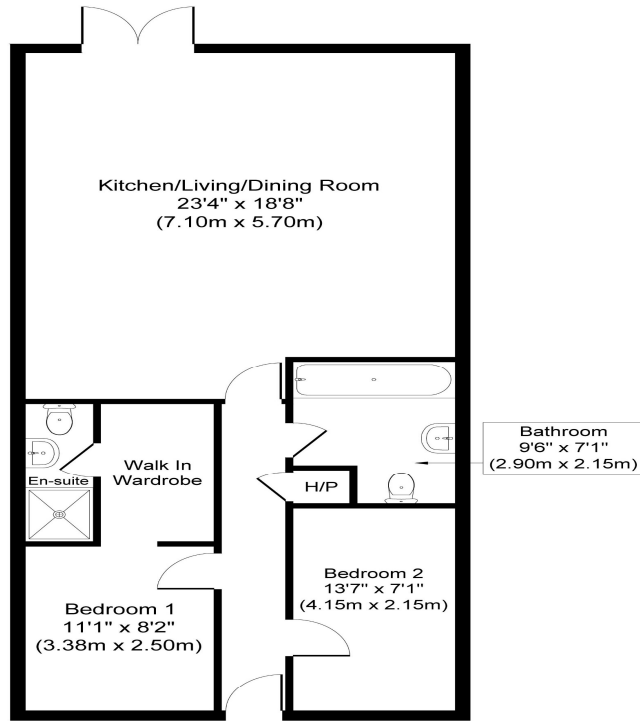


SPECIAL FEATURES

- Ground floor apartment
- 2 Double bedrooms
- Gas fired central heating
- Double glazed windows
- Side entrance
- Rear garden
- Ensuite
- C. 830 Sq. ft. (77.1 Sq. m.)
- Service charge: €1,600 (2026)
- Designated car space
- Excellent condition
- Adjacent to the Crescent Shopping Centre

ACCOMMODATION

- **Entrance Hall** Harwood entrance door. Ceramic tiled floor. Alarm point.
- **Bedroom 1** Walk in wardrobe with fitted shelving.
Shower cubicle with Triton T80 Si electric shower. W.C.
W.H.B. Tiled floor. Tiled shower cubicle.
- **Ensuite**
- **Bedroom 2** Fitted wardrobes.
- **Bathroom** Bath with Triton T80 Z electric shower. Glass shower door.
Tiled surround. W.C. Wash hand basin. Extractor fan. Tiled
floor.
- **Open Plan Living Room / Dining Room / Kitchen** Modern fitted Shaker style kitchen with ample array of eye
and floor level units. Single drainer stainless steel sink unit
with mixer tap. Plumbed for washing machine. Whirlpool
electric oven. Four plate hob. Extractor fan. Breakfast
counter. Plumbed for dishwasher. Tiled kitchen floor.
Timber flooring in the living / dining area. Double glazed
sliding patio door to rear garden.
- **Outside** Rear garden which is mainly gravelled. Gated side entrance.



Approximate Floor Area
827 sq. ft
(76.83 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. 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

€250,000

DIRECTIONS

Google Map: V94HOF9

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.