

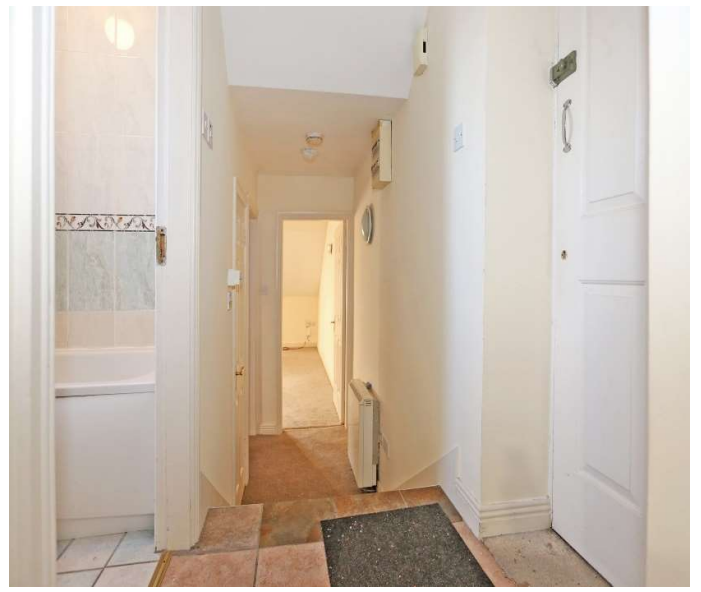


FOR SALE BY PRIVATE TREATY

**APARTMENT NO. 4,
GREENVILLE HOUSE,
CLONTARF PLACE,
LIMERICK CITY,
V94C6T2**

GUIDE PRICE: €185,000

BER C2



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to present for sale this very well located two bedroom second floor apartment located in Greenville House a small development of eight only units. This property further benefits from one secure car parking space.

Internally this split level unit is well laid out and in good condition. There is an open plan kitchen / living room area with built in wall and floor units, two double bedrooms and a fully tiled bathroom with W.C., W.H.B. and bath with electric shower.

The property has double glazed PVC windows throughout and electric heating.

The location of this unit is unrivalled fronting on to O Connell Avenue one of Limericks best residential addresses while being a five minute walk to Limerick city centre.

Early viewing of this property is highly recommended.



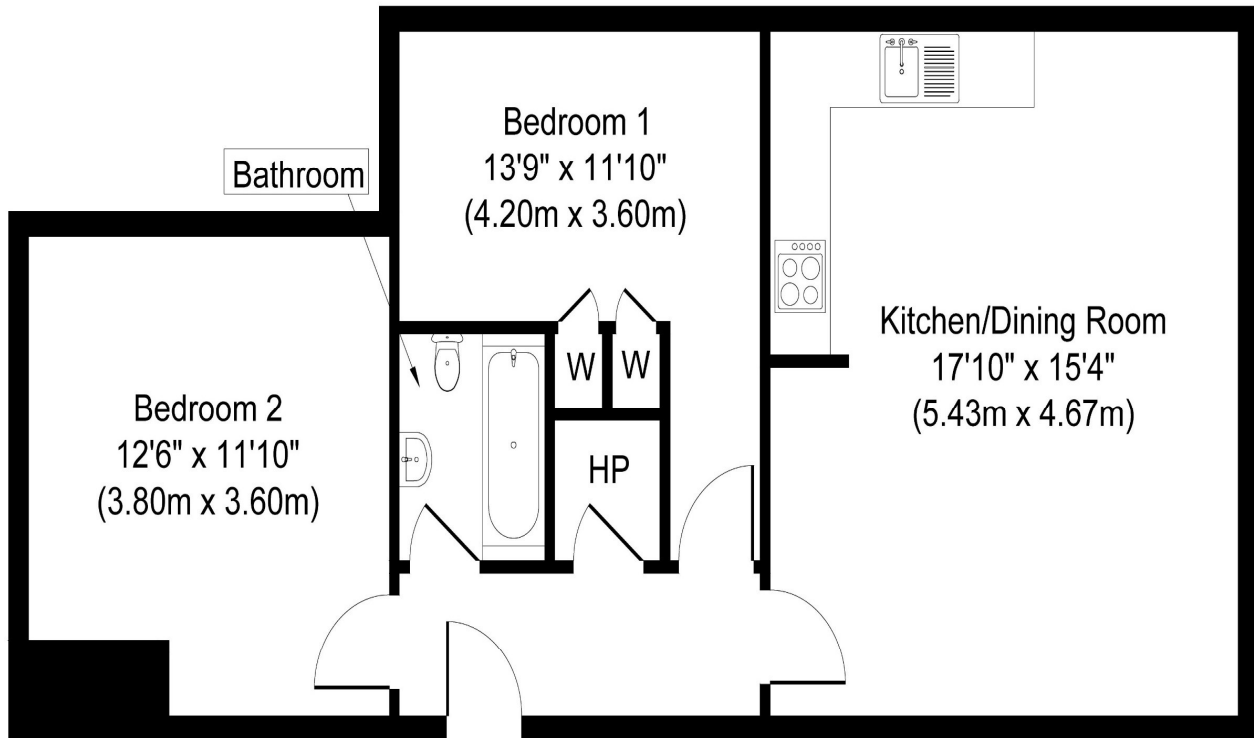


SPECIAL FEATURES

- Good sized apartment
- Two double bedrooms
- Split level unit
- Excellent city centre location
- Good condition throughout
- Development of eight only units
- Secure parking space

ACCOMMODATION

- **Entrance Hallway**
- **Kitchen / Living Room Area** Kitchen with built in wall and floor units, tiled splash back area.
- **Bedroom 1** Double. Built in wardrobes.
- **Hot press** Dual immersion.
- **Bathroom** W.C. W.H.B. Bath. Electric shower. Fully tiled throughout.
- **Bedroom 2** Double.
- **Outside** This property benefits from one secure car parking space.
- **Management Company** There is a management company for the subject development called Greenville House Management Co. with the annual service charge for 2024 of €1,500 subject to confirmation.



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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DIRECTIONS

Google Map: V94C6T2

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O Dwyer

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
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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.



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