

**PROPERTY
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O'Dwyer**

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103 Glenlara House,
Mount Kennett Place,
Limerick.

We are delighted to offer for sale this well located city centre apartment representing an ideal investment opportunity.

The property is located in an established residential location opposite the River Shannon and adjacent to all necessary amenities to include schools, shops, public transport and restaurants.

Located on the 1st floor with well laid out accommodation that includes living room / kitchen, dining room, two double bedrooms and bathroom, this apartment is well worth viewing.

Price

Region €35,000

Barrack House, O'Connell Avenue, Limerick.

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Accommodation

Accommodation	Size	Description
Entrance Hallway	C. 4.8m x 1.28m 15'7" x 4'2"	
Living Room / Kitchen	C. 6.4m x 3.35m 21" x 11'	Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Electrolux oven and four plate hob. Extractor fan. Plumbed for washing machine. Telephone point. Intercom point.
Dining Room	C. 2.2m x 2.65m 7'2" x 8'7"	
Bedroom 1	C. 3.8m x 2.85m 12'5" x 9'3"	
Bedroom 2	C. 3.4m x 2.55m 11'2" x 8'4"	
Bathroom	C. 2.24m x 1.7m 7'3" x 5'6"	Bath with Triton 80Si electric shower. W.C. & wash hand basin. Part tiled walls. Tiled floor.

Special Features

- * 1st Floor Apartment
- * Electric heating
- * 2 double bedrooms
- * City centre location
- * Excellent rental potential
- * Adjacent to city centre and all its amenities
- * **BER RATING: C3**

- * Purchaser will become a member of the management company
- * Service charge to include sinking fund
- * Management Company - Aviary Estates
- * Service Charge for 2015: €1131 (this may change year to year)



PRSA Licence 002371

Viewing strictly by appointment

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