



FOR SALE

**129 CRATLOE WOODS,
OLD CRATLOE ROAD,
LIMERICK V94TR53**

PRICE: €120,000

BER C2



DESCRIPTION

On offer is this spacious three bedroom ground floor apartment located in the Cratloe Woods Development off the Old Cork Road within close proximity to TUS, Thomand Park, the Ennis Road and Limerick City Centre. The property which is currently let for the academic year could provide for investment or owner occupied use.

A viewing of this property is advised.



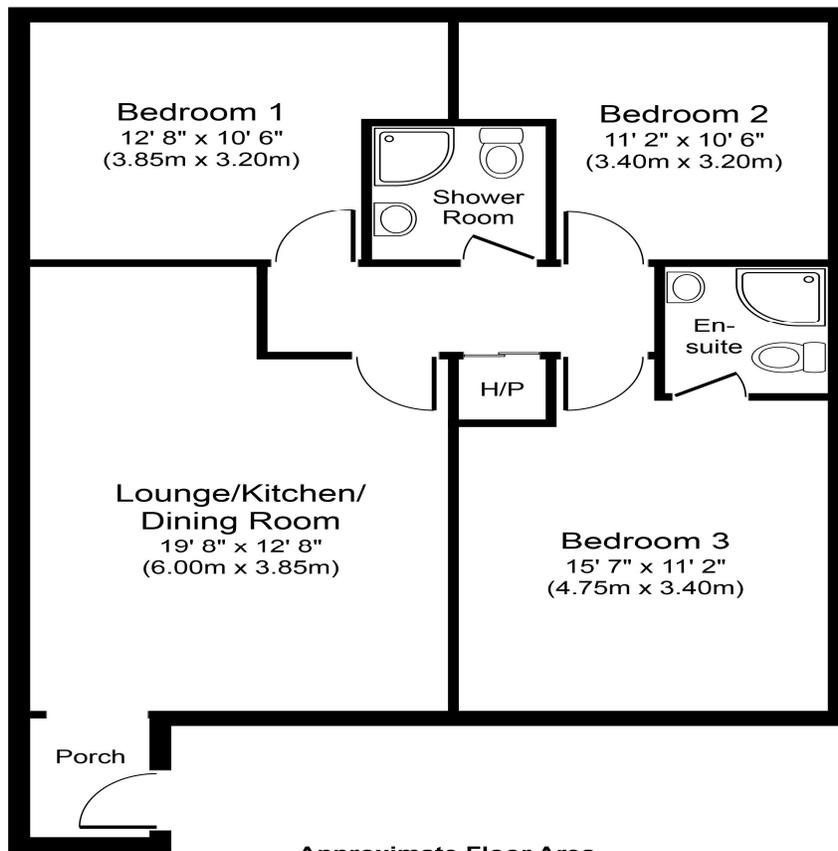


SPECIAL FEATURES

- Ground floor
- Double glazed windows
- Electric heating
- One double and two single rooms
- Ensuite
- Shower Room
- Good decorative condition
- Fully let for the academic year 2022 - 2023

ACCOMMODATION

- **Entrance Hall**
- **Open plan Living Room / Kitchen / Dining Room** Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Nordmende electric oven. Four plate ceramic hob. Extractor fan. Tiled floor. TV point. Telephone point.
- **Bedroom 1** Single bedroom. Fitted wardrobes. Fitted desk and open shelving.
- **Bedroom 2** Single bedroom. Fitted wardrobe. Fitted worktop and open shelving.
- **Shower Room**
- **Bedroom 3** Double room. Fitted wardrobe. Fitted workdesk x 2. Open shelving.
- **Ensuite** Shower cubicle. W.C. Wash hand basin. Extractor fan. Tiled shower cubicle and tiled floor.



Approximate Floor Area
756 sq. ft.
(70.2 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

€120.000

DIRECTIONS

Google Map: V94TR53

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.