



FOR SALE BY PRIVATE TREATY

**NO. 3 BRUACH NA COILLE,
REDGATE ROAD,
CAHDERDAVIN,
LIMERICK V94W7D1**

PRICE: €215,000

BER C2



DESCRIPTION

Property Partners de Courcy O Dwyer are pleased to present for sale this spacious two bedrooomed ground floor apartment in this small and private gated development within close proximity to TUS, Thomond Park, The Gaelic Grounds and a short drive to the city centre.

The bright spacious accommodation comprises of entrance hall, a large open plan living room / kitchen / dining room, bathroom, two bedrooms main ensuite.

Outside the property has communal car parking and gardens.





SPECIAL FEATURES

Good condition throughout

Gas fired central heating

Double glazed windows

Electric gated entrance

Secure car parking

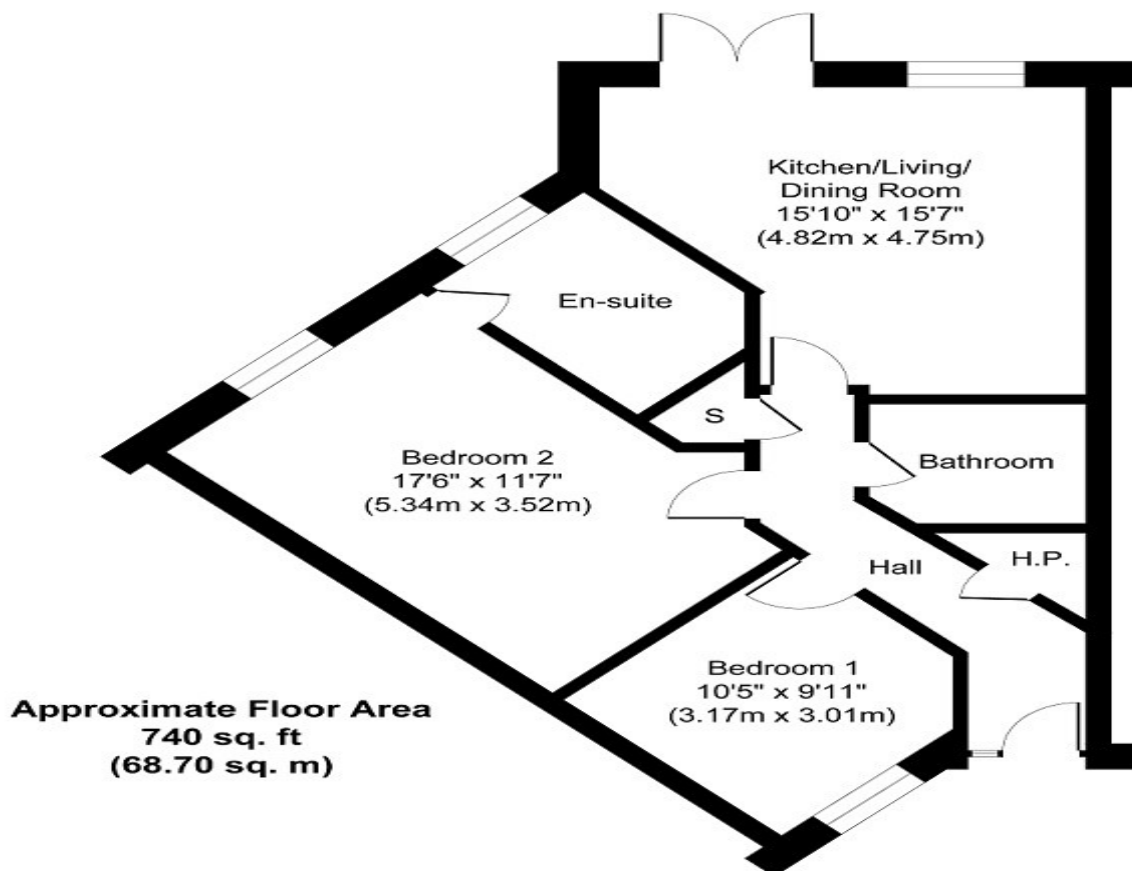
Within walking distance of TUS, Jetland Shopping Centre, primary and secondary schools and a host of amenities

Service Charge: c. €1,440 per annum.

Management Company: KMPPM

ACCOMMODATION

- | | | |
|--|---------------|--|
| • Entrance Hall | | Hardwood entrance door. Tiled floor. Hotpress with dual immersion. |
| • Open plan Living / Kitchen / Dining Room | 4.82m x 4.75m | Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Powerpoint electric oven and four plate hob. Extractor fan. Plumbed for washing machine. TV point. Double glazed french doors to gardens. |
| • Shower Room | | Tiled shower cubicle with Galaxy G7000 S electric shower. W.C. Wash hand basin. Tiled floor. |
| • Bedroom 1 | 3,17m x 3.01m | Timber flooring. Range of fitted wardrobes. |
| • Ensuite | | W.C. Wash hand basin. Shower with Mira electric shower. Part tiled walls. Tiled floor. |
| • Bedroom 2 | 5.34m x 3.52m | Timber flooring. Fitted wardrobes. |
| • Outside | | Outside the property has communal parking and gardens. Accessed via electric gates. |



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

€215,000

DIRECTIONS

Google Map: V94W7D1

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.