



FOR SALE BY

**24 THE GROVE,
SHANNONVALE,
OLD CRATLOE ROAD,
CAHERDAVIN,
LIMERICK.
V94 Y466**

Price Region: €180,000



DESCRIPTION

We are delighted to offer for sale this spacious three bedroomed duplex unit in this modern development within close proximity to Limerick Institute of Technology, Thomond Park, Schools and just a short drive from Limerick City Centre.

The spacious accommodation comprises of entrance hallway, guest W.C., living room/dining room, kitchen/breakfast room, 3 double bedrooms main ensuite and bathroom.

Outside there is a balcony area, communal gardens and a car park space.



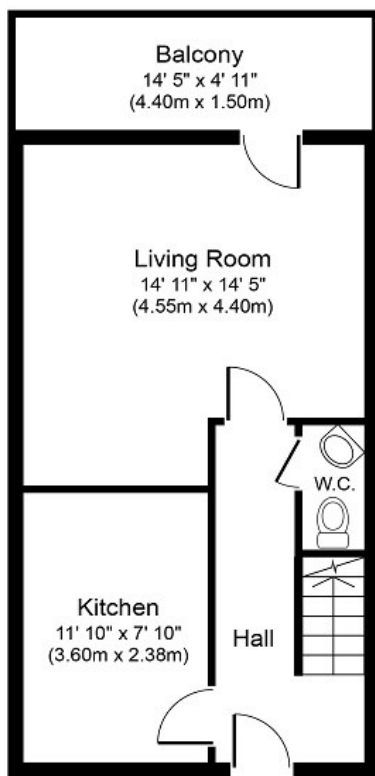


SPECIAL FEATURES

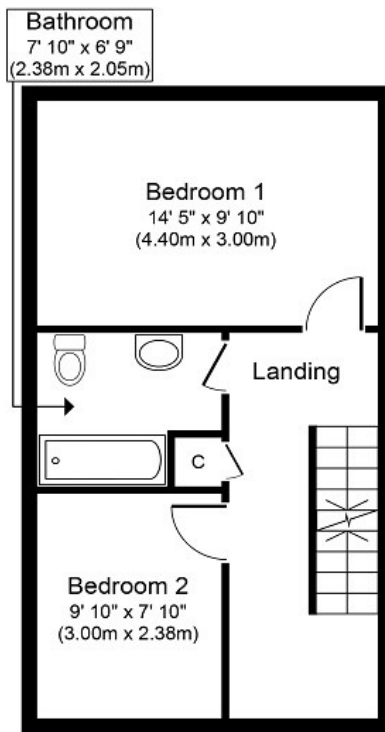
End of terrace duplex
 Gas fired central heating
 Double glazed windows
 Alarm
 Ensuite
 3 double bedrooms
 Balcony
 Car park space
 Green area to front
 Adjacent to LIT and Thomond Park

ACCOMMODATION

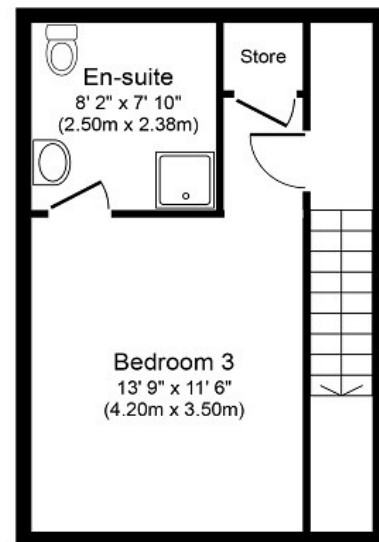
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|----------------------------------|---------------|--|
| • Entrance Hallway | | Hardwood entrance door with glass panelled leaded and stained glass windows. Tiled floor. Alarm point. Understairs storage unit. |
| • Guest W.C. | | Toilet. Wash hand basin. Tiled floor. |
| • Living Room/Dining Room | 4.55m x 4.4m | Hardwood maple flooring. TV point. PVC door with double glazed glass inset to balcony. |
| • Kitchen | 3.6m x 2.38m | Modern fitted maple shaker style kitchen with array of eye and floor level units. Whirlpool electric over. Four plate hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Plumber for dishwasher and washing machine. Breakfast counter. |
| • Bedroom 1 | 4.4m x 4.4m | Fitted wardrobes. TV point. |
| • Bedroom 2 | | Fitted wardrobes. |
| • Bathroom | 2.38m x 2.05m | Bath with Aqua Stream electric shower. Glass shower door. W.C. W.H.B. Tiled floor. Part tiled walls. Extractor fan. |
| • Bedroom 3 | 4.2m x 3.5m | Range of fitted wardrobes. Vanity unit. Telephone point. TV point. |
| • Ensuite | 2.5m x 2.38m | Shower with Mira Elite electric shower. Sliding shower door. W.C. Wash hand basin. Tiled floor. Tiled shower. Extractor fan. |



Ground Floor
Approximate Floor Area
388 sq. ft.
(36.0 sq. m.)



First Floor
Approximate Floor Area
388 sq. ft.
(36.0 sq. m.)



Second Floor
Approximate Floor Area
323 sq. ft.
(30.0 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. This plan is 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

€180,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

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.