



**FOR SALE BY**

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

**Price Region: €180,000**



## DESCRIPTION

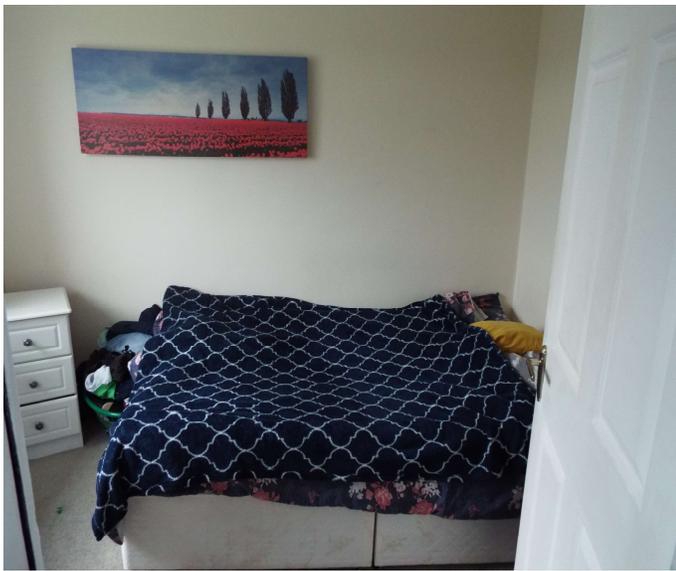
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We are delighted to offer for sale this spacious three bedroomed duplex unit in this modern development within close proximity to Limerick Institute of Technology, Thomond Park, Schools and just a short drive from Limerick City Centre.

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

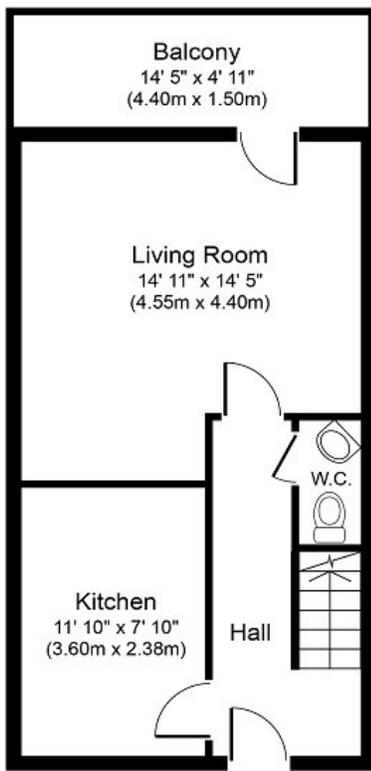
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- End of terrace duplex
- Gas fired central heating
- Double glazed windows
- Alarm
- Ensuite
- 3 double bedrooms
- Balcony
- Car park space
- Green area to front
- Adjacent to LIT and Thomond Park

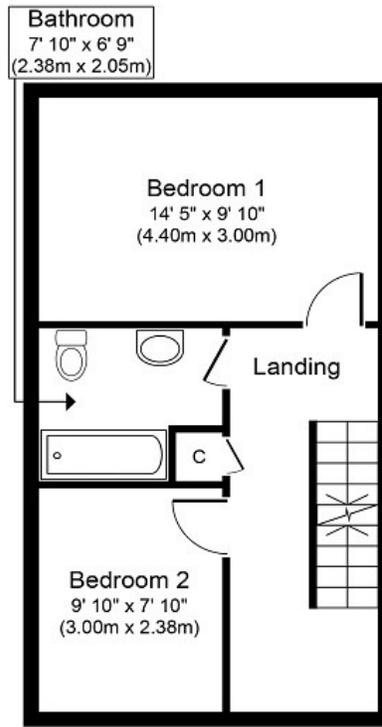
## ACCOMMODATION

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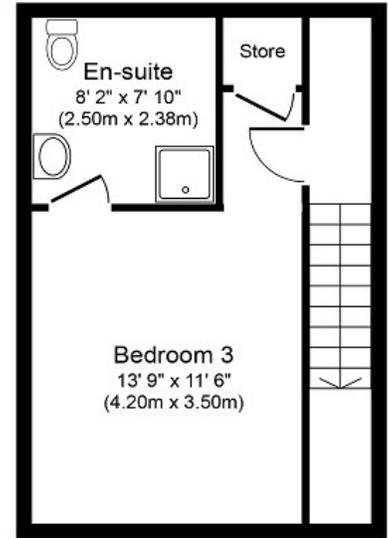
- Entrance Hallway**  
 Hardwood entrance door with glass panelled leaded and stained glass windows. Tiled floor. Alarm point. Understairs storage unit.
- Guest W.C.**  
 Toilet. Wash hand basin. Tiled floor.
- Living Room/Dining Room**    4.55m x 4.4m  
 Hardwood maple flooring. TV point. PVC door with 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

P: 061 410 410

E: decourcyodwyer@propertypartners.ie

**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.