

REA

Eoin Dillon



3 BEDROOM DETACHED
G.I.A. 67.25m² (724 sq. ft.)

FOR SALE BY PRIVATE TREATY

620 Chestnut Close, Elm Park
Limerick
County Limerick
V94 FNN0

AMV €195,000

BER D2

DESCRIPTION

A well presented three bedroom detached residence on a large corner site, ideally located close to Limerick University. The property occupies a large corner site with obvious development potential either for an additional residence or for an extension subject to planning permission.

You enter the property into the entrance hallway with a laminate wood floor. The living room is to the left featuring a brick fireplace and laminate wood floor. The hallway open into three bedrooms, all with a laminate floor and two have built in wardrobes.

The kitchen is to the rear of the property with a tiled floor and is fully fitted and plumbed for a washing machine. There is also a door to the rear garden area.

Outside the property is located on a large corner site laid to lawn and there is a boundary hedge. It is located within easy walking distance of the University of Limerick campus.

This property would make an ideal first time buyer property, investment property or student residence. The property is currently let to students for the 2021-22 college year at a rent of €270 per week.

FEATURES

- Property is located within easy walking distance of the University of Limerick.
- Large corner site with development potential, subject to planning.
- Off street parking.
- Gas central heating, mains water and sewerage.
- Existing rent of €270 per week or €14,040 p.a.

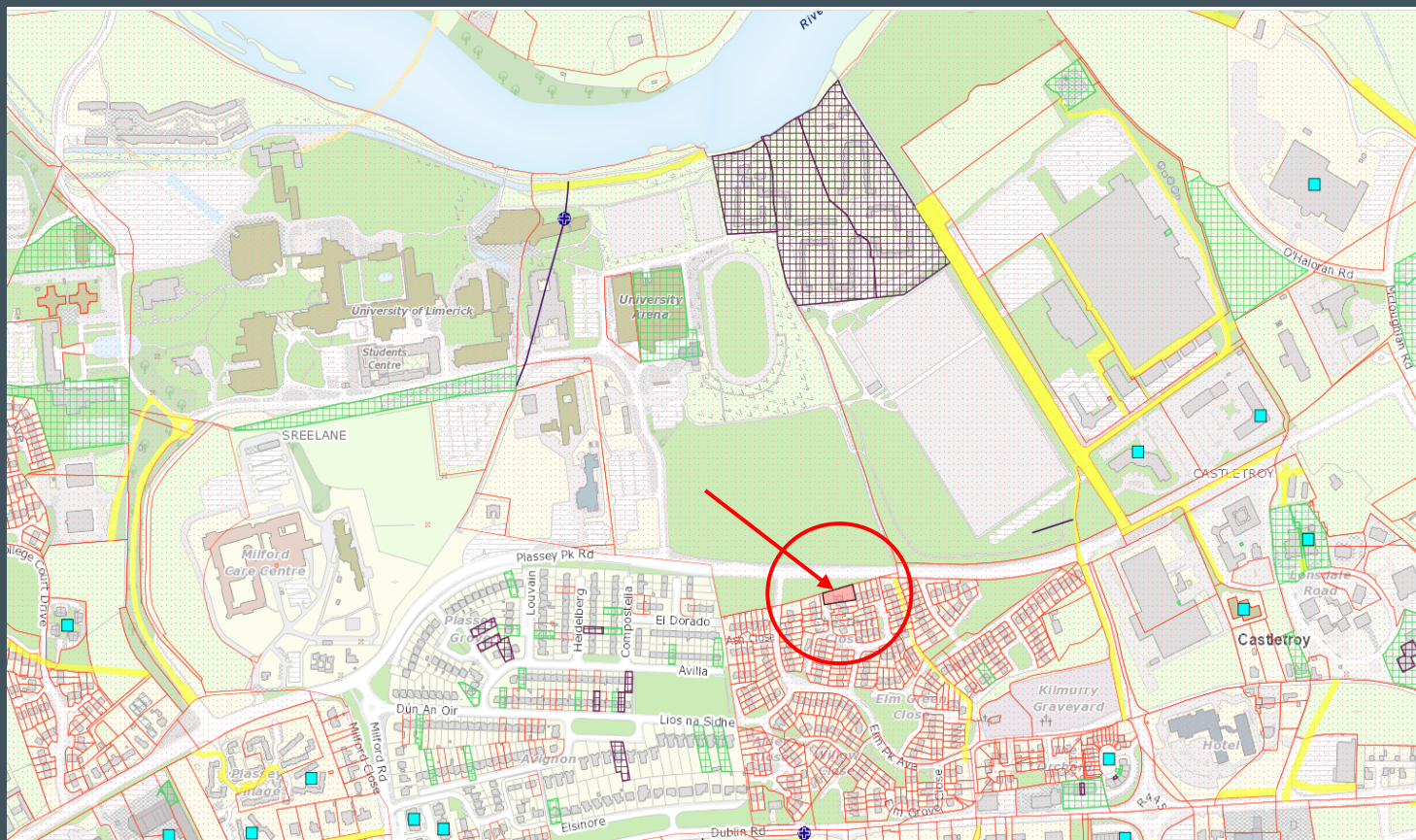


ACCOMMODATION

Ground Floor

- | | | |
|--------------------|-----------------------------|--|
| • Entrance hallway | 5.5m (18'1") x 1.7m (5'7") | Laminate wood flooring. |
| • Living room | 3.8m (12'6") x 3.8m (12'6") | Laminate wood flooring and brick open fireplace. |
| • Kitchen | 3.8m (12'6") x 1.95m (6'5") | Tiled floor, fitted kitchen and door to the rear. |
| • Bedroom 1 | 3.1m (10'2") x 2m (6'7") | Laminate wood flooring and built in storage. |
| • Bedroom 2 | 3.25m (10'8") x 2.2m (7'3") | Laminate wood flooring. |
| • Bathroom | 2.05m (6'9") x 1.75m (5'9") | Tiled floor with W.C., W.H.B. and electric shower. |
| • Bedroom 3 | 3.3m (10'10") x 2.9m (9'6") | Laminate timber floor and built in wardrobe. |





PRICE

€195,000

DIRECTIONS

From UL turn left onto Plassey Park road. In 900m turn right onto Elm Park Avenue & take the next left onto Chestnut Close. Eircode: V94 FNN0

VIEWING

By appointment

Contact Negotiators:
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BUILDING ENERGY RATING (BER)

BER: D2

BER No: 110202363

Energy Performance Indicator: 299.94 kWh/m²/yr



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