



FOR SALE BY PRIVATE TREATY

**10 BARRINGTON COURT,
NORTH CIRCULAR ROAD,
LIMERICK
V94TW01**



PRICE: €275,000



DESCRIPTION

Property Partners de Courcy O'Dwyer introduce to the market this spacious ground floor apartment which offers c.980 sq.ft. of very well appointed accommodation at the heart of Limerick's most desirable residential addresses.

This is a luxurious secluded development accessed via secure electronic gates to a well maintained mature site with a variety of trees planted throughout. This ground floor apartment comprises of entrance hallway, large open plan living room / dining room / kitchen with private balcony off, two double bedrooms (main ensuite) and bathroom.

Outside there are mature communal gardens and ample car parking space.

A viewing of this property is highly recommended.





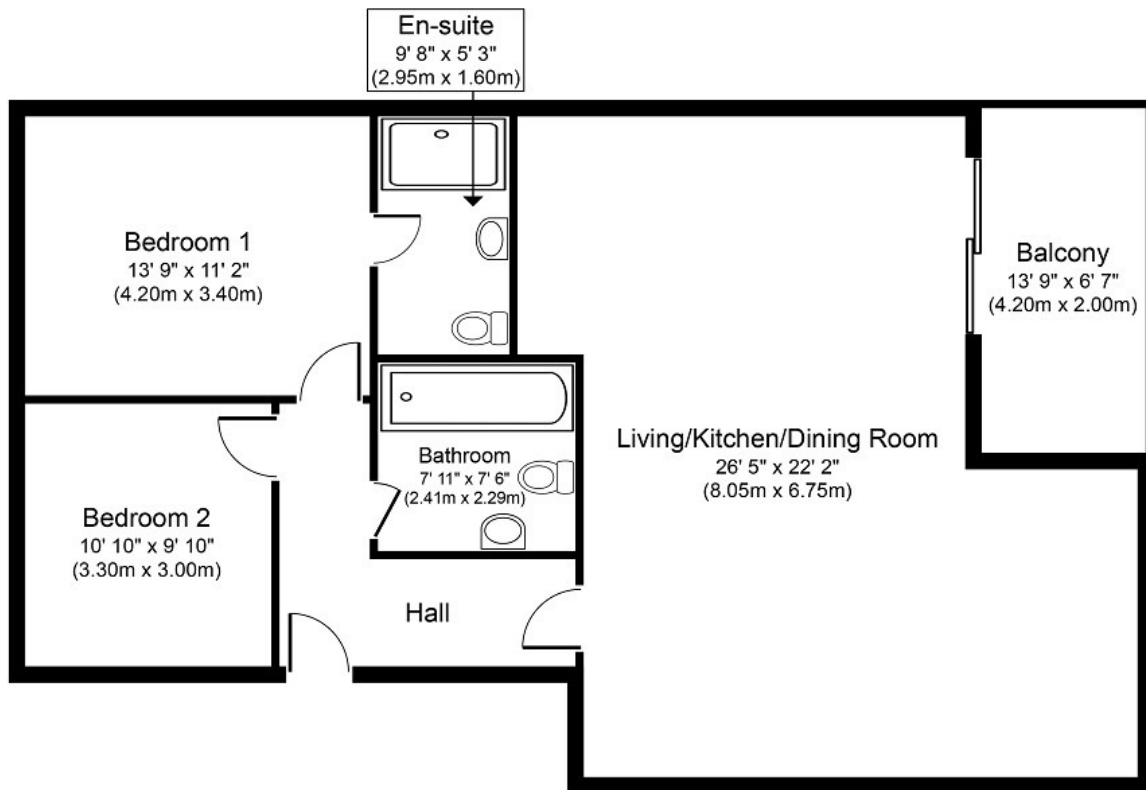
SPECIAL FEATURES

Private secure development
Ground floor apartment
C. 980 Sq. Ft.
Large open plan living room / dining room / kitchen
2 double bedrooms
Intercom system to security gates
Service charge €1,550 per annum
Management Co.: Limerick Residential Lettings
Private balcony
Mature grounds
Ample parking
Gas fired central heating
Alarm

ACCOMMODATION

- **Entrance Hallway** Tiled floor. Alarm point. Hotpress.
- **Open Plan Living Room / Dining Room / Kitchen** Modern fitted shaker style kitchen with array of eye and floor level units. Display cabinet. One and half bowl stainless steel sink unit with mixer tap. Tiled splash back area. Neff electric oven and four plate gas hob. Extractor fan. Integrated fridge freezer. Integrated Neff dishwasher. Plumbed for washing machine. Breakfast counter and granite worktop space. Tiled floor.

Living area has a modern fitted fireplace with gas fire inset and marble hearth. TV point. Fully tiled floor. Recessed lighting. Double glazed sliding patio doors to a private balcony overlooking the mature gardens. Intercom system.
- **Bathroom** Bath. W.C. Wash hand basin. Extractor fan. Tiled floor. Part tiled walls.
- **Bedroom 1** Range of fitted wardrobes. Telephone point.
- **Ensuite** Tiled shower cubicle. W.C. Wash hand basin. Extractor fan. Tiled floor. Part tiled walls.
- **Bedroom 2** Range of fitted wardrobes.



Approximate Floor Area
980 sq. ft.
(91.0 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 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

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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.



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