

**PROPERTY  
PARTNERS**

**de Courcy  
O'Dwyer**

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306 Abbey River Court,  
Sheep Street,  
Limerick.

**T**hird floor apartment situated in this well maintained modern development close to the city centre and all its amenities.

**A**ccommodation comprises of entrance hallway, living room / dining room, kitchen, 2 double bedrooms, bathroom and ensuite.

**T**his apartment does not include car parking, however there is a multi storey car park to rear.

**T**he unit is being sold with the tenant in-situ. It was let in August 2012 with a passing rent of €500 per calendar month.

**Price**

Region €85,000

Barrack House, O'Connell Avenue, Limerick.

**Tel** 061 410410 **Email** decourcyodwyer@propertypartners.ie

PSRA Licence No.: 002371

Accommodation		
Accommodation	Size	Description
Entrance Hallway		
Inner Hallway		
Bathroom		Fully tiled bathroom suite with bath, w.c. and wash hand basin.
Living Room / Dining Room		T.V. point.
Kitchen		Modern fitted kitchen with ample array of eye and floor level units. Four cutlery drawers. Zanussi electric oven. Four plate hob and extractor fan. Plumbed for washing machine. Plumbed for dishwasher. Oval stainless steel sink unit with mixer tap and Oval draining board. Recessed lighting. Tiled floor.
Bedroom 1		Range of fitted wardrobes. T.V. point. Telephone point.
Bedroom 2		T.V. point. Telephone point. Range of fitted wardrobes.
Ensuite		Fully tiled ensuite. Shower cubicle with Triton T80 si electric shower. W.C. and wash hand basin. Extractor fan.
Special Features		
* Third floor	* Own door entrance	* Approx. 68 sq. mtrs.
* 2 double bedrooms	* Modern kitchen	* Ensuite
* BER - C2		

**We have been advised of the following:**

- \* Management Company: M&C Properties, The Red Church, Henry Street, Limerick.
- \* Purchaser will become a member of the management company.
- \* Service charge: €1,700 per annum.



**Viewing strictly by appointment**

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