

# PROPERTY PARTNERS

# de Courcy O'Dwyer

[WWW.PROPERTYPARTNERS.IE](http://WWW.PROPERTYPARTNERS.IE)



49 FISHERMAN'S QUAY,  
GROVE ISLAND,  
CORBALLY,  
LIMERICK.

**W**e are delighted to be offering for sale this well presented two bedroom duplex apartment of approx. C. 72.5 sq. mtrs. which is conveniently located in this modern complex of residential units and within a short stroll of the City centre and all it's amenities.

**T**he property has its own door entrance and internally comprises of ground floor - 2 bedrooms main ensuite, bathroom; 1st floor - open plan kitchen and living area.

**I**n our opinion this property would make for an ideal investment or indeed suitable for an owner occupier.

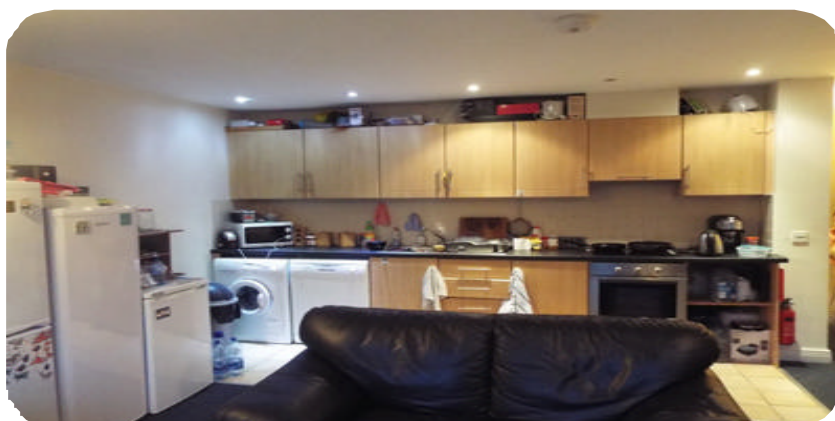
## Price

Region €100,000

Barrack House, O'Connell Avenue, Limerick.

**Tel** 061 410410 **Email** [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

Accommodation (Ground Floor)		
Accommodation	Size	Description
Entrance Hallway	5.7m x 1.8m	Aluminium glass pannelled entrance door
1st Floor		
Bedroom 1	3.1m x 3.6m	Fitted wardrobe.
Bedroom 2	5.8m x 3.2m	Fitted wardrobe. Double glazed sliding patio door to private rear garden.
Ensuite	2m x 1.2m	Fully tiled shower cubicle. W.C. Wash hand basin. Recessed lighting. Extractor Fan and heater.
Bathroom		Bath. W.C. and wash hand basin. Partly tiled.
Special Features	Outside	
<ul style="list-style-type: none"> <li>* Own door entrance</li> <li>* Duplex</li> <li>* 2 double bedrooms</li> <li>* Electric heating</li> <li>* River views</li> <li>* Ensuite</li> <li>* Excellent condition</li> <li>* Communal carparking available with permit</li> <li>* BER Rating: TBC</li> </ul>	<ul style="list-style-type: none"> <li>* Attractive garden with river view.</li> </ul>	
	Management Company Details	
	<ul style="list-style-type: none"> <li>* Management Company - Grove Island Management Block B Ltd.</li> <li>* Contact Details - <a href="mailto:garry@midwestpropertymaintenance.ie">garry@midwestpropertymaintenance.ie</a></li> <li>* Service Charge for 2016 - €1,250 per annum (this may change year to year)</li> </ul>	



## “The Home of High Standards”

### Viewing strictly by appointment

PRSA Licence No: 002371

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

