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Apt. 3 Radcliff Park,  
College Court, Castletroy,  
Limerick.

**N**ew to the market comes this spacious 2 bedroom own door ground floor apartment located adjacent to the University of Limerick within close proximity to schools, shops, public transport and the city centre.

**T**he apartment comprises of open plan living room / dining room, kitchen, bathroom and two bedrooms.

**Price**

Region €85,000

Barrack House, O'Connell Avenue, Limerick.

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Accommodation	Size	Description
Entrance Hallway	6.15m x 1.35m 20'2" x 4'4"	Hardwood and glass panelled entrance door. Tiled hall. Hotpress with dual immersion.
Bathroom	1.45m x 2m 4'7" x 6'6"	Bath with shower attachment. W.C. and wash hand basin. Fully tiled walls and floor. Extractor fan.
Living Room / Dining Room	5.75m x 5.2m 18'9" x 17'06"	Feature brick fireplace with Liscannor Hearth and open fire.
Kitchen	2.75m x 2.1m 9' x 6'9"	Range of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splash-back area. Tiled floor. Plumbed for washing machine.
Bedroom 1	3m x 2.85m 9'8" x 9'4"	Fitted wardrobe.
Bedroom 2	3m x 2m 9'8" x 6'6"	Fitted wardrobe.

### Special Features

- \* Ground floor
- \* Own door entrance
- \* 2 bedrooms
- \* GFCH
- \* Double glazed windows
- \* Adjacent to UL
- \* Communal gardens
- \* Car parking
- \* Close proximity to shops and public transport.
- \* 85 sq. mtrs.
- \* Detached block of 4 units
- \* **BER Rating: D2**

### Management

- \* Management Company: Dromroe Management Company, C/o. John Neville, Grant Thornton, Henry Street, Limerick.
- \* Current Management Fees: €750 per annum



### Viewing strictly by appointment

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