

**PROPERTY
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O'Dwyer**

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2C An Dun,
Church Road,
Raheen, Limerick.

A great opportunity arises to acquire this two bedroom first floor apartment which is adjacent to Raheen Business Park, The Crescent Shopping Centre, University Hospital, Limerick and many more amenities.

Accommodation comprises of entrance hallway, two bedrooms, open plan living room, dining room, kitchen, shower room and ensuite.

Overall the complex is well maintained with ample communal parking and would make for an ideal starter pad or investment.

Price

Region €99,000

Barrack House, O'Connell Avenue, Limerick.

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Accommodation

Accommodation	Size	Description
Entrance Hallway	4.65 m x 1.7 m 15'3" x 5'6"	Hardwood entrance floor. Timber flooring.
Shower Room	1.8 m x 2.4 m 5'9" x 7'9"	Shower cubicle. WC Wash hand basin. Fully tiled walls & floor.
Bedroom 1	3.75 m x 2.95 m 12'3" x 9'7"	Fitted wardrobe. Telephone point.
Ensuite	1.0 m x 2.9 m 3'3" x 9'4"	Shower cubicle with Triton T80 electric shower. W C Wash hand basin. Tiled floor.
Bedroom 2	3.8 m x 2.9 m 12'5" x 9'4"	Fitted wardrobes. Telephone point.
Open Plan Kitchen Living Room/Dining Room	2.95 m x 2.6 m 9'7" x 8'5" 5.5 m x 4.8 m 18' x 15'8"	Fitted kitchen with ample array of eye & floor level units. Hotpoint electric oven. Four plate hob. Extractor fan. Plumbed for washing machine. Stainless steel sink unit with mixer tap. Tiled floor. Timber flooring. TV & telephone points.

Special Features

- * First floor apartment
- * Two double bedrooms
- * Electric heating
- * Ensuite
- * Double glazed windows
- * BER: F



Management Details

- * Management company: Aviary Estates
- * Purchaser will become a member of the management company
- * Service charge will include sinking fund
- * Service charge: €978.62

PRSA Licence 002371

Viewing strictly by appointment

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