

PROPERTY SALES

**28 HARRISTON VILLAGE,
OLD CRATLOE ROAD,
LIMERICK
V94 K7W4**



SPECIAL FEATURES:

- Excellent location close to TUS & Northern Ring Road
- Secure Gated Community
- Private Rear Garden
- Spacious Accommodation with 3 Bedrooms

ASKING PRICE
OFFERS IN EXCESS
€190,000



LOCATION

Harriston Village is a private gated development superbly situated just off the Old Cratloe Road. Its prime location places it within easy reach of key amenities and transport links: only 600m from TUS, Moylish Campus, 600m from the new Northern Ring Road, 1.9 km from the TUS Coonagh Cross Campus/N18, and just 3.1 km from Limerick City Centre.

This much sought-after setting offers an excellent mix of convenience and lifestyle. A wide array of local amenities are close at hand, including primary and secondary schools, shops, recreational facilities, and sports clubs. The local bus stop is within easy reach allowing connectivity for those without transport. Harriston Village is an ideal choice for families and a sound investment opportunity for discerning buyers.

DESCRIPTION

No. 28 comprises a spacious ground floor apartment located within a modern three-storey block.

Extending to a generous 70 sq. m. (754 sq. ft.), the accommodation is well laid out and includes, entrance hall, bright open-plan living room / kitchen / dining area, three bedrooms (master ensuite) and main bathroom

The apartment is finished with a combination of carpet and tiled flooring, fitted kitchen and wardrobe units, and partially tiled bathrooms, with mainly painted walls throughout.

Secure residents' parking is provided within the gated development well managed by PMI.

While the property is presented in good condition overall, it would benefit from some modernisation, offering purchasers an excellent opportunity to add their own style and value.

ACCOMMODATION

Entrance hall - tiled floor, hot press 5.1 x 1.0

Bedroom 1 - Carpet, fitted wardrobes, fitted desk 4.9 x 2.7
Ensuite fully tiled with w.c., w.h.b, shower 2.7 x 0.8

Bedroom 2 - carpet, fitted wardrobes fitted desk with shelving - 5.7 x 2.8

Bedroom 3 - carpet floor 4.7x 2.3

Kitchen/Dining/Living Room - tiled floor, fitted units with oven hob extractor washing machine dryer tiled between units sliding PVC door to rear garden 5.1 x 4.2

Total Floor Area: 70 Sq Mtrs. (742 sq. ft.)

SERVICE CHARGE

The annual Service Charge is €977+ 200 euro Sinking Fund

BER DETAILS

BER Details: B3

BER Number:107650087

Energy Performance Indicator: 141.47

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