

**PROPERTY  
PARTNERS**

**de Courcy  
O'Dwyer**

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114 Mount Kennett,  
Dock Road,  
Limerick.

**W**e are pleased to bring this well presented two bedroom apartment to the market place. The subject property is located in Limerick City Centre in an established residential location and opposite the River Shannon.

**T**he subject property comprises of a first floor well laid out apartment to include kitchen/dining room/living room, two bedrooms one ensuite, seperate shower room and W.C.

**T**he unit is being sold with the tenant in-situ. the unit was let in September 2016 for €600pm. No parking included.

**Price**

Region €75,000

Barrack House, O'Connell Avenue, Limerick.

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

PSRA Licence No.: 002371

## Accommodation

Accommodation	Size Sq. m.	Description
Hallway		
Living Room/Dining Room/Kitchen	25	Fully fitted kitchen with ample array of eye & floor level units. Electric oven. Four plate hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap & tiled splashback area. Living room with views of the River Shannon.
Bedroom 1	7.3	Built in wardrobes
Bedroom 2	9.5	Built in wardrobes with ensuite
Shower Room	4.7	Shower cubicle with electric shower. W.C. Wash hand basin. Tiled floor. Part tiled walls.

### Special Features

- \* c.652 Sq. Ft. (c.61 Sq. M.)
- \* First floor apartment
- \* Two double bedrooms
- \* Management company - Aviary Estates
- \* Service Charge to be confirmed.



## “The Home of High Standards”

PRSA Licence 002371

### Viewing strictly by appointment

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