

**PROPERTY  
PARTNERS**

**de Courcy  
O'Dwyer**

**WWW.PROPERTYPARTNERS.IE**



**Apt. 17 & 18 Mill House,  
Mill Court Apartments, Mill Street,  
Ennis, Co. Clare.**

**W**e are pleased to offer for sale this spacious 1 bedroom third floor apartment which is located in the heart of Ennis Town Centre close to all local amenities to include schools, shops, hotels, restaurants etc.

**T**he apartment serviced by both a lift and stairs comprises of entrance hallway, open plan living room / dining room, kitchen, bathroom and 1 double bedroom.

**Price**

Region €35,000 (each)

**Barrack House, O'Connell Avenue, Limerick.**

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

## Accommodation

Accommodation	Size	Description
Entrance Hallway	4.55m x 1.1m 14'9" x 3'6"	Cloaks closet.
Bathroom	1.75m x 3m 5'7" x 9'8"	Bath with shower attachment. W.C. and wash hand basin. Tiled floor. Part tiled walls.
Living Room / Dining Room	4m x 4.35m 13'12" x 14'3"	T.V. point. Door to Balcony.
Kitchen	3m x 1.85m 9'8" x 6'1"	Kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Belling electric oven and four plate hob. Extractor fan. Fully tiled floor.
Bedroom 1	3.75m x 2.85m 12'3" x 9'4"	Fitted wardrobe.

### Special Features

- \* Third floor
- \* Ennis Town Centre
- \* 1 double bedroom
- \* Balcony
- \* Currently let at €320 per month
- \* Lift
- \* Gated complex
- \* Electric heating



### Management

- \* Quinn Property Management, Ennis, Co. Clare.
- \* Current management fee €884.20 per annum.
- \* Sinking fund in place.



#### Viewing strictly by appointment

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.

