

**PROPERTY
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**32 Oakleigh Wood,
Dooradoyle,
Limerick.**

A rare opportunity arises to acquire this spacious three bedroom end of terrace duplex apartment which is located within close proximity to Raheen Business Park, The University Hospital, The Crescent Shopping Centre and many more amenities.

Accommodation comprises of entrance hallway, living room, kitchen / dining, utility, 3 bedrooms (main ensuite) and bathroom.

Outside the property benefits from front and rear balconies, communal gardens and a car parking space.

Price

Region €125,000

Barrack House, O'Connell Avenue, Limerick.
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Accommodation

Accommodation	Size	Description
Entrance Hallway	4.45m x 2m 14'6" x 6'6"	Hardwood entrance door. Alarm point. Coving. Timber flooring. Telephone point.
Living Room	5.6m x 5m 18'4" x 16'4"	Timber flooring. T.V. point. Fireplace with gas coal effect fire inset. Double glazed sliding patio door to front balcony. Telephone point.
Kitchen / Dining Room	7m x 3.85m 22'10" x 12'6"	Modern fitted kitchen with ample array of eye and floor level units. Four cutlery drawers. Display cabinet. Shelving. Zanussi built in electric oven and four plate hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap and tiled splashback area. Recessed lighting. Plumbed for washing machine. Fully tiled floor. Double glazed sliding patio door to rear balcony.
Utility Room	1.55m x 1.75m 5' x 5'7"	

Upstairs

Bedroom 1	5.6m x 3.4m 18'4" x 11'2"	Range of fitted wardrobes. Timber flooring. Telephone point. T.V. point. Bay window.
Ensuite	1.65m x 1.55m 8'9" x 5'	Tiled shower cubicle with Triton T90si electric shower. W.C. and wash hand basin. Fully tiled floor. Part tiled walls.
Bedroom 2	3.1m x 3.9m 10'2" x 12'8"	Fitted wardrobes. Timber flooring.
Bedroom 3	3.9m x 3.85m 12'8" x 12'6"	Fitted wardrobes. Timber flooring.
Bathroom	3.2m x 1.75m 10'5" x 5'7"	Bath with shower attachment. Shower door. W.C. and wash hand basin. Part tiled walls. Fully tiled floor.

Special Features

- * Duplex - End of terrace
- * Three double bedrooms
- * Double glazed windows
- * GFCH
- * Alarm
- * Front and rear balconies
- * Car space
- * Communal gardens
- * BER Rating: C2



“The Home of High Standards”

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