



FOR SALE BY PRIVATE TREATY

**16 HERITAGE CLOSE,
BELLEFIELD GARDENS,
ENNIS ROAD,
LIMERICK V94A4A8**

PRICE: €220,000

BER D1





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this well presented, centrally located ground floor apartment in this private gated development of just twenty units.

The apartment is strategically located adjacent to the Strand Hotel, University Maternity Hospital Limerick and just a few minutes walk to the city centre and all its amenities.

Accommodation comprises of entrance hall, open plan living room / dining room / kitchen, two bedrooms main ensuite and bathroom.

Outside the property is accessed via electric gates to communal parking area and communal gardens.

A viewing of this property is highly recommended.





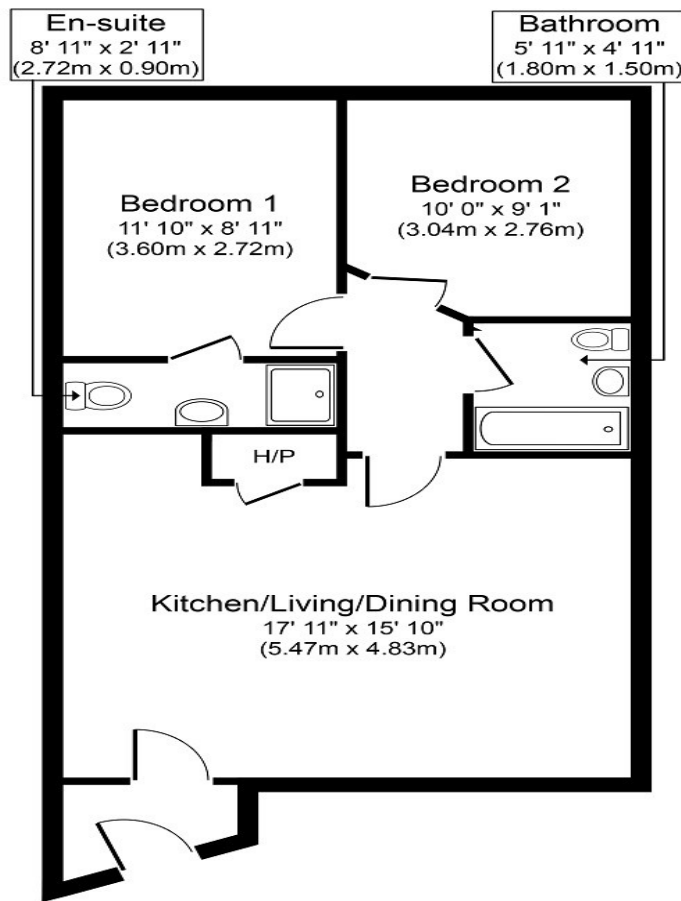
SPECIAL FEATURES

- Ground floor apartment
- Gated private complex of twenty units
- Adjacent to the Strand Hotel and city centre
- Double glazed windows
- Gas fired central heating
- Two double bedrooms
- Communal parking and gardens
- Ideal investment or owner occupy use
- Management Company – Simply Rent

ACCOMMODATION

- **Entrance Hall** White PVC entrance door. Door to...
- **Open Plan Living Room / Dining Room / Kitchen** Feature fireplace with gas coal effect fire inset. TV point.

Kitchen with solid oak eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.
- **Bedroom 1** Fitted wardrobes. TV point.
- **Ensuite** Fully tiled shower cubicle with Triton electric shower. W.C. W.H.B. Extractor fan.
- **Bedroom 2** Fitted wardrobes.
- **Bathroom** Bath with tiled surround. W.C. Wash hand basin with tiled splash back. Extractor fan.
- **Outside** Communal gardens and parking.



PRICE

€220,000

DIRECTIONS

Google Map: V94A4A8

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.