



PROPERTY MANAGEMENT | SALES | LETTINGS

PROPERTY SALES

**TURNKEY 3-BED APARTMENT IN QUIET CUL-DE-SAC
WITH PRIVATE GARDEN & B3 ENERGY RATING**

**124 OAKLEIGH WOOD,
DOORADOYLE,
LIMERICK, V94 PK29**

BER B3



FEATURES:

- ✓ **Spacious ground floor three-bedroom apartment**
- ✓ **Quiet cul-de-sac setting within a mature development**
- ✓ **Gas-fired central heating**
- ✓ **Ideal for owner-occupiers and investors alike**

**PMI, Old Cratloe Road, Limerick
V94 EYC1
PSRA: 003061**

**061 451522
info@pmi.ie**

**ASKING PRICE
OFFERS IN EXCESS
€265,000**



LOCATION

No. 124 Oakleigh Wood is ideally positioned in a quiet cul-de-sac within this well-established and sought-after development in Dooradoyle. The location offers exceptional convenience, situated less than 1.5 km from the Crescent Shopping Centre and University Hospital Limerick, with easy access to the M7 and M20 road networks.

A host of local amenities are within immediate reach, including the Rosedale Centre, which features a medical centre, pharmacy, and convenience store. Residents will also appreciate the proximity to Collins Pub and a local crèche, all within comfortable walking distance.

DESCRIPTION

No. 124 is a spacious and well-presented ground floor apartment of 1,073 sq ft., offering bright and comfortable living accommodation throughout. The property comprises an inviting entrance hall, three generously sized bedrooms (including a master bedroom with ensuite), a main bathroom, and a large open-plan living, kitchen, and dining area—ideal for modern living and entertaining.

Recently redecorated, the apartment benefits from a tasteful finish, including a mix of tiled and laminate flooring, coving in the living areas, partially tiled bathrooms, and predominantly plastered and painted walls, creating a clean and contemporary interior. Externally, the property enjoys the added benefit of an enclosed west-facing rear garden—perfect for relaxing or outdoor dining.

ACCOMMODATION

Entrance Hall - tiled floor

Kitchen/dining/living room 5.7 x 4.2 + 3.6 x 2.8
(laminate/tiled floor, granite fireplace, gas inset, coving, fitted kitchen units)

Bed 1 - laminate floor, fitted wardrobe 3.7 x 2.7

Bed 2 - laminate floor, French doors to garden 3.9 x 3.4

Bed 3 - laminane floor 3.9 x 3.5

Ensuite - partially tilled wc, whb shower 1.9 x 1.7

Bathroom - partially tilled WC, whb shower 2.7 x 1.9

Total Floor area 99.62 m2 (1,073 sq ft.)

Management Company: Managed by PMI
Service Charges: €1,080 including €173 Sinking Fund

BER DETAILS

BER Details: B3 BER Number: 119243749
Energy Performance Indicator: 179.51 kWh/m²/yr

These particulars are issued by PMI on the understanding that any negotiations relating to the properties mentioned are conducted through PMI. Every care was taken in preparing these particulars however PMI do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through PMI before viewing and are respectfully requested to report their opinion after inspecting. Should the above not be suitable, please inform us of your requirements. Any reasonable offer will be submitted to the vendor for their consideration.