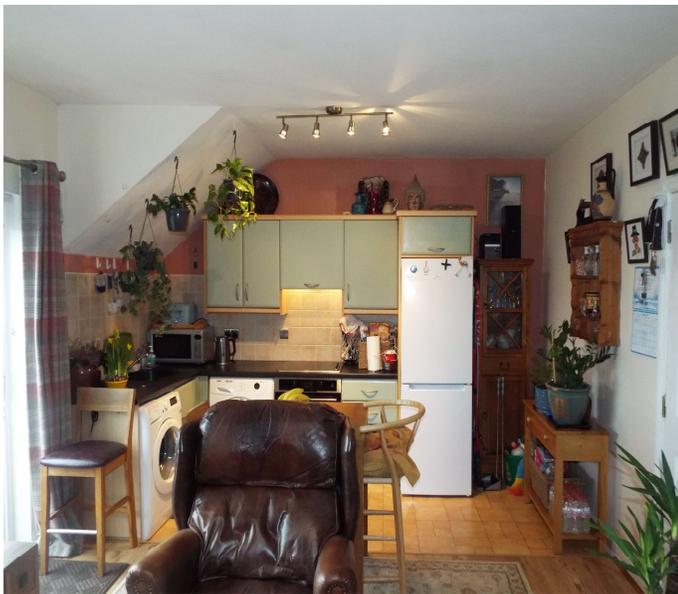




FOR SALE BY PRIVATE TREATY

**106 COIS LUACHRA,
DOORADOYLE,
LIMERICK V94KN24**

PRICE: €150,000



DESCRIPTION

A super opportunity to acquire this owner occupied two bedroom second floor apartment ideally located opposite the Crescent Shopping Centre and within close proximity to Limerick City and County Council Offices, University Hospital Limerick and just a short distance from Limerick City Centre.

This top floor apartment which is presented in stunning condition has superb views from the living room and balcony across the gardens and lake. The bright and well decorated accommodation comprises of entrance hall, open plan living room/dining room and kitchen, two double bedrooms one ensuite and shower room.

Outside there are communal gardens and parking.

A viewing of this property is advised.





SPECIAL FEATURES

Under floor heating
 Double glazed windows
 Second floor apartment
 Fully floored attic space
 Excellent decorative condition
 Balcony
 Communal gardens and car parking
 Service charge €1200.00 per annum
 M&C Property Management Company

ACCOMMODATION

- **Entrance Hallway**

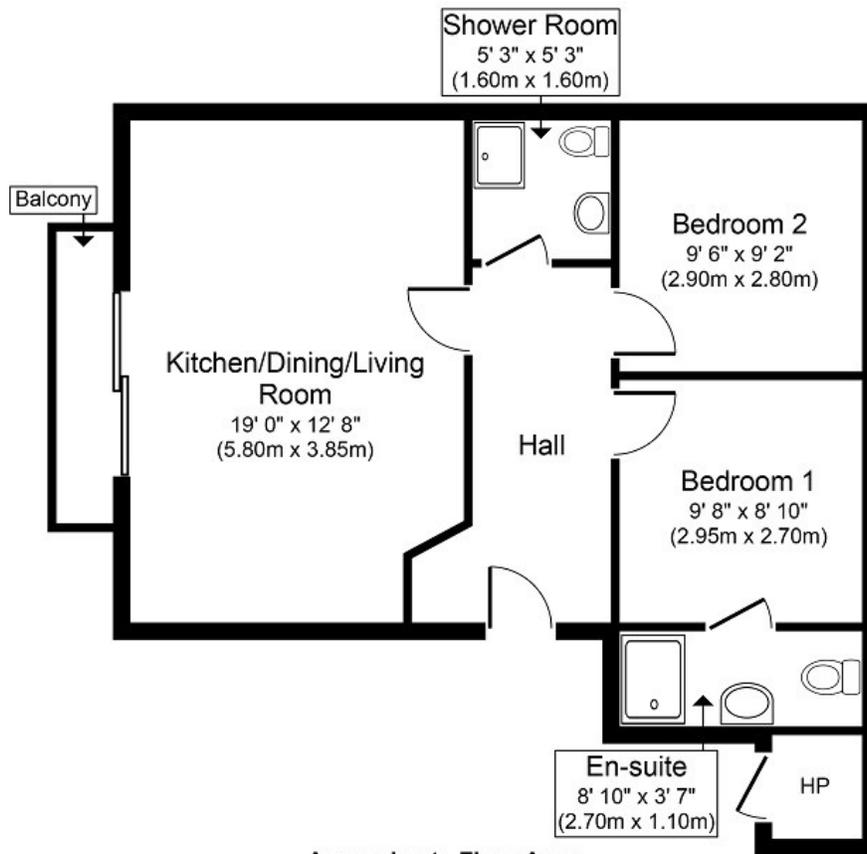
Hardwood entrance door. Timber flooring. Intercom. Access to the attic via a Stira staircase. Attic is floored.
- **Open Plan Living Room / Dining Room / Kitchen** 3.85m x 3.15m

Fully fitted modern kitchen with an array of eye and floor level units. Single drainer sink unit with mixer tap. Electrolux oven. Whirlpool four plate hob and extractor fan. Fireplace with electric fire inset. Marble hearth. Recessed lighting. Double glazed sliding patio door to balcony. Plumbed for washing machine. TV point.
- **Bedroom 1** 2.95m x 2.70m
- **Bedroom 2** 2.90m x 2.80m
- **Ensuite** 2.70m x 1.10m

Fully tiled shower cubicle. W.C. Wash hand basin. Extractor fan.
- **Shower Room** 1.60m x 1.60m

Fully tiled shower cubicle. W.C. Wash hand basin. Extractor fan.
- **Outside**

Balcony area which looks out over gardens and lake. Communal gardens and parking.



Approximate Floor Area
581 sq. ft.
(54.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PRICE

€150,000.

DIRECTIONS

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.