

**PROPERTY  
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2C An Dun,  
Church Road,  
Raheen, Limerick.

**A** rare opportunity arises to acquire this two bedroom first floor apartment which is adjacent to Raheen Business Park, The Crescent Shopping Centre and many more amenities.

**A**ccommodation comprises of entrance hallway, two bedrooms, open plan living room, dining room, kitchen, shower room and ensuite.

**O**verall the complex is well maintained with ample communal parking.

**Price**

Region €70,000

Barrack House, O'Connell Avenue, Limerick.

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## Accommodation

Accommodation	Size	Description
Entrance Hallway	4.65 m x 1.7 m 15'3" x 5'6"	Hardwood entrance floor. Timber flooring.
Shower Room	1.8 m x 2.4 m 5'9" x 7'9"	Shower cubicle. WC Wash hand basin. Fully tiled walls & floor.
Bedroom 1	3.75 m x 2.95 m 12'3" x 9'7"	Fitted wardrobe. Telephone point.
Ensuite	1.0 m x 2.9 m 3'3" x 9'4"	Shower cubicle with Triton T80 electric shower. W C Wash hand basin. Tiled floor.
Bedroom 2	3.8 m x 2.9 m 12'5" x 9'4"	Fitted wardrobes. Telephone point.
Open Plan Kitchen  Living Room/Dining Room	2.95 m x 2.6 m 9'7" x 8'5"  5.5 m x 4.8 m 18' x 15'8"	Fitted kitchen with ample array of eye & floor level units. Hotpoint electric oven. Four plate hob. Extractor fan. Plumbed for washing machine. Stainless steel sink unit with mixer tap. Tiled floor.  Timber flooring. TV & telephone points.

### Special Features

- \* First floor apartment
- \* Two double bedrooms
- \* Electric heating
- \* Ensuite
- \* Double glazed windows
- \* BER: F



- \* Management company: Aviary Estates
- \* Purchaser will become a member of the management company
- \* Service charge will include sinking fund
- \* Service charge: €978.62

PRSA Licence 002371

#### Viewing strictly by appointment

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