

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

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**APARTMENT 15 FISHERMAN'S QUAY,
GROVE ISLAND,
CORBALLY, CO. LIMERICK.**

We are delighted to offer for sale this spacious well presented ground floor, two bedroom duplex apartment, C. 77.7 sq. mtrs. which is conveniently located in this modern complex of residential units and within a short stroll of the city centre.

The property has its own door entrance and internally comprises of an open plan living / dining room / kitchen are on the 1st floor and 2 double beds (main ensuite) and bathroom on ground floor.

Outside there is communal permit parking to the front and a full enclosed private garden area to the rear (10m x 5m).

Price

Region €105,000

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 Email decourcyodwyer@propertypartners.ie

PSRA Licence No.: 002371

Accommodation (1st Floor)

Accommodation	Size	Description
Open plan Kitchen / Dining Room / Living room	5.15m x 5.65m 16'9" x 18'5"	Kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Recessed lighting.

Ground Floor

Entrance Hallway	6m x 1.85m 19'7" x 6'1"	Aluminium glass pannelled entrance door.
Bedroom 1	3.15m x 3.65m 10'3" x 11'10"	Fitted wardrobe.
Bedroom 2	5.1m x 3.25m 16'7" x 10'7"	Fitted wardrobe. Telephone point. Double glazed sliding patio door to private rear garden.
Ensuite	2m x 1.2m 6'6" x 3'9"	Fully tiled shower cubicle. W.C. Wash hand basin. Recessed lighting. Extractor Fan and heater.
Bathroom		Bath. W.C. and wash hand basin.

Special Features

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| <ul style="list-style-type: none"> * Own door entrance * Electric heating * Ensuite | <ul style="list-style-type: none"> * Duplex * Private rear garden * Good condition | <ul style="list-style-type: none"> * 2 double bedrooms * Communal car parking space |
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Management Company Details

- * Management Company - Grove Island Mangement Block B Ltd. Contact: garry@midwestpropertymaintenance.ie
- * Service Charge for 2017 - €1,250 p.a. (this may change year to year)



Ground Floor



First Floor



Viewing strictly by appointment

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