



FOR SALE BY PRIVATE TREATY

**80 INIS MÓR,
FR. RUSSELL ROAD,
DOORADOYLE,
LIMERICK V94 EH24**

PRICE REGION: €245,000

BER B3



DESCRIPTION

We are delighted to present for sale this spacious three bedroom duplex unit which is ideally located adjacent to the Racefield Shopping Centre and within close proximity to Raheen Industrial Estate, University Hospital Limerick and the Crescent Shopping Centre.

The bright and spacious accommodation comprises of entrance hallway, living room, kitchen/dining room, utility room, guest wc, three double bedrooms, 2 ensuite and bathroom.

This is in our opinion an ideal starter home or investment style property.

A viewing of this property is highly recommended.



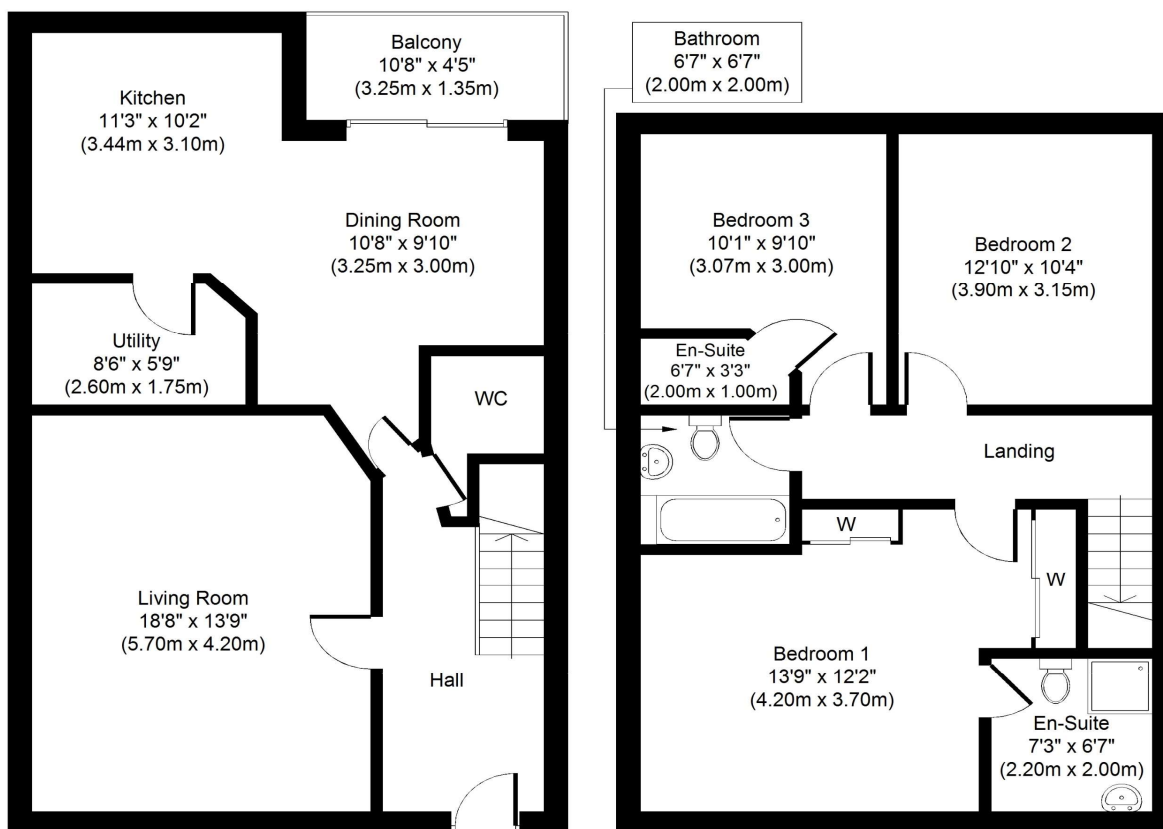


SPECIAL FEATURES

2 Designated car parking spaces
 End of terrace
 Gas fired central heating
 Double glazed windows
 3 double bedrooms
 2 ensuite
 Adjacent to Racefield Shopping Centre
 Close proximity to Raheen Industrial Estate, University Hospital Limerick and the Crescent Shopping Centre
 Ideal owner occupier or investor use
 Management Company: Hanley Donnellan Auctioneers
 Service Charge: €1,200 pa

ACCOMMODATION

- **Entrance Hall** Hardwood entrance door. Tiled floor. Alarm point. Understairs storage area.
- **Guest W.C.** Toilet. Wash hand basin. Tiled floor. Extractor fan.
- **Living Room** Fitted shelving. Timber flooring. TV point. Electric fire.
- **Kitchen/Dining Room** Modern fitted kitchen with an ample array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Zanussi built in oven and four plate gas hob. Belling extractor fan. Plumbed for dishwasher. Fully tiled floor. Double glazed PVC french doors to balcony.
- **Utility Room** Storage press. Plumbed for washing machine and vented for dryer. Gas boiler. Tiled floor.
- **Upstairs** Hotpress with dual immersion.
- **Landing**
- **Bedroom 1** Range of fitted wardrobes. Tongue and grooved varnished floor. TV point.
- **Ensuite** Fully tiled shower cubicle with Triton electric shower. W.C. W.H.B. Fully tiled floor. Part tiled walls. Extractor fan.
- **Bedroom 2** Range of fitted wardrobes. TV point.
- **Ensuite** Shower cubicle with Triton T90 Sr electric shower. W.C. W.H.B. Fully tiled walls and floor. Velux window.
- **Bedroom 3** Fitted wardrobes. Tongue and groove sanded and varnished floor.
- **Bathroom** Bath with super jet shower. Glass shower door. W.C. W.H.B. Fully tiled floor and part tiled walls.



Ground Floor
Approximate Floor Area
721 Sq. ft.
(67.0 Sq. m.)

First Floor
Approximate Floor Area
667 Sq. ft.
(62.0 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

€245,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**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..