

FOR SALE BY PRIVATE TREATY

**NO. 43 LÉIM AN BHRADÁIN
GORT ROAD, ENNIS, CO. CLARE V95 EH98**



**INVESTMENT OPPORTUNITY
GROUND FLOOR APARTMENT
ANNUAL RENT €10,200**

Location

Leim an Bhradain is superbly positioned on the banks of the River Fergus just off the former N18 Ennis/Galway National Primary Road, behind the Lidl supermarket.

This convenient location is within 2.1 kms of O'Connell Square, Ennis Town Centre and 1.5 kms from the M18 Motorway at Barefield. All local amenities are within a short distance of this property.

Description

Extending to approximately 76.66 sq. mtrs. (825 sq. ft.), No. 43 is an own door apartment. It accommodates an entrance hall, a bright open plan kitchen/dining/living room with court yard views, two double bedrooms (master ensuite), hot press and bathroom.

Well presented and decorated this turn key apartment features a mix of timbre/tiled flooring, fitted kitchen and wardrobe units, partially tiled bathrooms and an open fire.

Excellent value for a well presented investment property

Accommodation

The following is the accommodation and approximate room dimensions: - Mtrs

Kitchen/Diningroom/Livingroom (with ceramic tiled/ timber floor, maple style fitted kitchen units with integrated oven and hob extractor, separate fridge freezer and dishwasher, tiled between units and cast iron fireplace with timber surround)	4.5 x 3.4 + 6.0 x 3.0
Bedroom No. 1 (with timber floor and fitted wardrobes)	4.3 x 1.7 (+ 1.3 x 2.6)
Ensuite (partially tiled, w.c., w.h.b., electric shower)	1.8 x 1.7
Bedroom No. 2 (with timber floor and fitted wardrobes)	4.6 x 3.3 (+ 2.7 x 0.7)
Bathroom (partially tiled, w.c., w.h.b., bath)	2.2 x 1.9
Hotpress (shelved, dual immersion)	



The approximate floor areas is 76.66 . mtrs. (825 sq. ft.)

Lease & Service Charges

Rented from April 2019 at a monthly rent of €850.00 (€10,200 per annum)

Annual service charge €833.95 for building insurance an estate upkeep

Special Features

- * Superb value for a well maintained two bedroom apartment in turn key condition **
- * Convenient location to M18 motorway and all town centre amenities * Double glazed PVC windows*
- * Electric storage heating * All light fittings curtains, furniture & electrics are included in the sale * Insulated Concrete Form (ICF) construction, renowned for its insulation qualities * Ample parking available*
- Video available on YouTube, online bids only*

Viewing

Video available on YouTube, online bids only

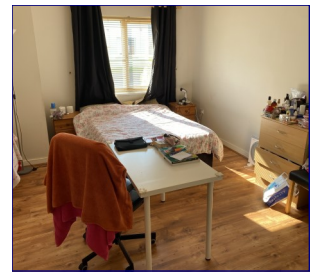
BER Details

BER: C 3 BER No: 108360819

Energy Performance Indicator: 224.41 kWh/m²/yr

Asking Price

Excess €125,000



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