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**20 Alandale Orchard,  
Ashbourne Avenue,  
Limerick**

**W**e are delighted to introduce for sale this spacious ground floor 2 bedroom apartment C. 75 sq.m. (807 sq.ft), in this ever popular development off the South Circular Road, close to the City Centre and all of it's amenities.

**T**his bright, spacious accommodation of this superbly presented property comprises of entrance hallway, open plan living room / dining room / kitchen, 2 bedrooms - main with ensuite and bathroom.

**O**utside this property is further enhanced by a large private rear garden.

**A** viewing of this property is highly recommended.

**Price Guide:**

Region €145,000

**Barrack House, O'Connell Avenue, Limerick.**

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**PSRA Lic. No.: 002371**

## Accommodation

Accommodation	Size	Description
Entrance Hallway	6.5m x 1m 21'3" x 3'3"	Hardwood entrance door. Alarm point. Timber flooring. Cloaks closet. Hot press with dual immersion.
Bedroom 1	2.8m x 3.95m 9'2" x 12'9"	Double built-in wardrobes.
Ensuite	1.6m x 2.75m 5'2" x 9'	Fully tiled shower cubicle with Mira electric shower. W.C. Wash hand basin. Fully tiled floor. Part-tiled walls.
Bedroom 2	4.25m x 2.0m 13'9" x 6'5"	Fitted wardrobes. Shelving.
Bathroom	1.85m x 2.55m 6'0" x 8'3"	Bath with glass shower folding door. Telephone shower attachment. W.C.. Wash hand basin. Extractor fan. Fully tiled walls and floor.
Open plan Living room / Dining room / Kitchen	6.3m x 6.15m 20'7" x 20'2"	Modern fitted kitchen with ample array of eye and floor level units. Four cutlery drawers. Belling electric oven with 4 plate Whirlpool ceramic hob. Extractor fan. Plumbed for washing machine. Timber flooring. Feature marble fireplace with surround marble hearth. Gas coal-effect fire inset. Recessed lighting. Coving. Centre piece. Double-glazed sliding patio door to garden.

## Outside

Rear garden measures 8.8m x 6.4m. Cobblelock patio area. Raised vegetable beds. Raised border areas with mature plants, shrubs and trees with railway sleeper fronts.

## Special Features

- \* Ground floor
- \* Double-glazed windows
- \* Gas fired central heating
- \* Spacious open plan living room / dining room / kitchen
- \* 2 double bedrooms
- \* Ensuite
- \* Alarm
- \* Mature garden measuring C. 56sq.m.
- \* BER Rating: C3
- \* Current Management Fee: €1,000 per annum
- \* 3 carparking permits available for the unit.



# “The Home of High Standards”

### Viewing strictly by appointment

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