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

We 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.

This 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.

Outside 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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