

**PROPERTY
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O'Dwyer**

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16 Alandale Orchard,
Ashbourne Avenue,
Limerick

We are delighted to introduce for sale this spacious ground floor 2 bedroom apartment 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 the 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 very large private rear garden.

A viewing of this property is highly recommended.

Price Guide:

Region €135,000

Barrack House, O'Connell Avenue, Limerick.

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Accommodation

Accommodation	Size	Description
Entrance Hallway	5.15m x 1.2m 10'5" x 6'6"	Hardwood entrance door. Telephone point. Hot press with dual immersion.
Bathroom	2.35m x 2m 13'9" x 12'1"	Bath with shower attachment and glass shower door. W.C.. Wash hand basin.
Open plan Living room / Dining room / Kitchen	5.25m x 5.6m 11'3" x 10'7"	Modern fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback. Electric oven. 4 plate gas hob. Extractor fan. Plumbed for washing machine. Tiled floor. Marble fireplace with gas coal-effect fire inset and ornate surround. T.V. point. Coving. Centre piece. Double-glazed sliding patio door to rear garden.
Bedroom 1	3.12m x 2.65m 20'8" x 10'8"	Fitted wardrobes.
Bedroom 2	3.3m x 3.15m 6'6" x 5'6"	Fitted wardrobes.
Ensuite	1.2m x 2m 13'1" x 12'	Fully tiled shower cubicle with sliding door. W.C. Wash hand basin.

Outside

Large rear garden. Off-street parking to the front.

Special Features

- * Ground floor
- * Double-glazed windows
- * Gas fired central heating
- * Extra large rear garden
- * 2 double bedrooms
- * Ensuite
- * Open plan living room / dining room / kitchen
- * BER Rating: D1
- * Block Management Fees - €1,000p.a.
- * Adjacent to South Circular Rd and City Centre
- * Adjacent to Mary I.
- * Excellent residential investment or ideal owner occupier use.



“The Home of High Standards”

Viewing strictly by appointment

PRSA Licence 002371

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