

**PROPERTY  
PARTNERS**

**de Courcy  
O'Dwyer**

**WWW.PROPERTYPARTNERS.IE**



Apartment 1, Block E,  
Ballycummin Village,  
Raheen,  
Limerick.

**A** rare opportunity arises to acquire this two bedroom, ground floor apartment which is adjacent to Raheen Business Park, The University Hospital, The Crescent Shopping Centre and many more amenities.

**A**ccommodation comprises of entrance hallway, open plan living room / dining room / kitchen, 2 bedrooms (main ensuite) and bathroom.

**O**verall the complex is well maintained with ample communal parking.

**Price**

Region €85,000

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

## Accommodation

Accommodation	Size	Description
Entrance Hallway	3.23m x 1.67m 10'6" x 5'5"	Tiled floor. Alarm point.
Hotpress		with dual immersion.
Living room / Dining Room / Kitchen	6.35m x 4.56m 20'8" x 15'	Kitchen with array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Electric oven and four plate hob. Extractor fan. Tiled floor and tiled splash-back area. T.V. point. Double glazed sliding patio door to balcony.
Bedroom 1	4.1m x 4.15m 13'5" x 13'6"	Fitted wardrobe. T.V. point.
Ensuite Shower Room	2.9m x 0.9m 9'5" x 2'9"	Shower cubicle. W.C. and wash hand basin. Fully tiled walls and floor.
Bedroom 2	4m x 2.35m 13' 12" x 7'7"	
Bathroom	2.42m x 1.78m 7'9" x 5'8"	Bath with telephone shower attachment. W.C. and wash hand basin. Fully tiled walls and floor.

**Overall the Apartment Measures  
9m x 8.3m (29' x 27')**

### Special Features

- \* Ground floor
- \* Two double bedrooms
- \* Modern Kitchen
- \* Ensuite
- \* Balcony
- \* Modern development



PRSA Licence 002371

#### Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

