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5 Wellington Close,
O'Connell Avenue,
Limerick.

Spacious first floor three bedroom apartment in this modern small development of apartments on O'Connell Avenue which is adjacent to the city centre and Mary Immaculate College and a host of other amenities.

The spacious accommodation comprises of entrance hallway, open plan living room/dining room/kitchen, three bedrooms and bathroom.

A viewing of this property is highly recommended as there is a very good letting demand in this area.

Price

Region €65,000

Barrack House, O'Connell Avenue, Limerick.

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Accommodation

Accommodation	Size	Description
Entrance Hallway	4.4 m x 1.9 m 14'4" x 6'2"	
Open Plan Living Room/Dining Room	4.95 m x 3.13 m 16'1" x 10'3"	Ample array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Plumbed for washing machine. Belling electric oven. Four plate hob. Extractor fan.
Kitchen	2.44 m x 1.86 m 8' x 6'1"	
Bathroom	2.3 m x 2.2 m 7'6" x 7'2"	Bath with Mira Elite 2 electric shower. WC Wash hand basin. Extractor fan. Part tiled walls.
Bedroom 1	4.1 m x 2.65 m 13'5" x 8'7"	
Bedroom 2	3.15 m x 2.9 m 10'3" x 9'5"	Fitted wardrobe.
Bedroom 3	2.3 m x 3 m 7'6" x 9'8"	Fitted wardrobe.

Special Features

- * First floor
- * Electric heating
- * Three bedrooms
- * Excellent location
- * Double glazed windows
- * Modern development
- * Adjacent to Mary I & city centre
- * BER: E2

- * Management company: Moore Stephens Patrick McNamara Accountants 229666
- * Purchaser will become a member of the management company
- * Service charge c. €600 per annum. This will change year to year



PRSA Licence 002371

Viewing strictly by appointment

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