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**APARTMENT 10 DOORADOYLE PARK,  
DOORADOYLE,  
LIMERICK.**

**W**e are delighted to offer for sale this spacious duplex property located in this popular estate within close proximity to Crescent Shopping Centre, Limerick City and County Council offices, University Hospital and benefitting from excellent road infrastructure, amenities and public transport.

**T**he bright, spacious and airy accommodation comprises of entrance hallway, living room, kitchen dining room, 3 bedrooms (master ensuite) and bathroom. The property has a large balcony and parking.

**Price**

Region €125,000

Barrack House, O'Connell Avenue, Limerick.

**Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)**

Accommodation	Size	Description
Entrance Hallway		
Living Room	4.7m x 3.3m 15'3" x 11'	Feature cast iron open fireplace with ornate surround. T.V. point. Double doors to .....
Kitchen / Dining Room	6.1m x 4m 20'10" x 13'4"	Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Double glazed sliding patio doors to Balcony.
Upstairs		
Landing		Hotpress with dual immersion.
Bedroom 1	4.3m x 3m 14' x 10'	Fitted wardrobes.
Ensuite		Shower cubicle with electric shower. w.C. and wash hand basin.
Bedroom 2	4.3m x 2.9m 14' x 9'6"	Fitted wardrobes.
Bedroom 3	3.2m x 2.4m 10'4" x 8'	
Bathroom	3.3m x 2.5m 11' x 8'3"	Bath. W.C. and wash hand basin.

Special Features	Management Company Details
<ul style="list-style-type: none"> <li>* 1st &amp; 2nd Floor Duplex</li> <li>* Gas fired central heating</li> <li>* Double glazed windows</li> <li>* Spacious accommodation</li> <li>* Excellent amenities close by</li> <li>* Large balcony</li> <li>* Car parking</li> <li>* Brick facade</li> <li>* BER Rating: C1</li> </ul>	<ul style="list-style-type: none"> <li>* Management Company - Dooradoyle Management Company Limited.</li> <li>* Service Charge for 2014: C. €1,050 (this may change year to year)</li> </ul>



**Viewing strictly by appointment**

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