

Outside

Large deck area access via French doors from the Apartment.
Communal grounds and car parking.



**Apt. 5 Kincora Harbour Apartments,
Killaloe,
Co. Clare.**

Viewing strictly by appointment

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Price

Region €100,000

Barrack House, O' Connell Avenue, Limerick.
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New to the market comes this fine and spacious 3 bedroom ground floor apartment overlooking Kincora Harbour and adjacent to Kincora Hotel. This well cared for bright and spacious apartment is part of a well managed and looked after development within close proximity to the towns of Killaloe and Ballina.

The accommodation comprises of entrance hallway, living room / dining room, kitchen, bathroom and 3 bedrooms.

Outside the property has a large deck area overlooking the Marina and berths and there are communal grounds and car parking.

Special Features

- * Ground Floor
- * Overlooking the Marina and berths
- * Excellent decorative condition
- * 3 bedrooms
- * Electric heating
- * Double glazed windows
- * Close proximity to Killaloe and Ballina Towns.
- * **BER Rating: D2**

Management Company

Kincora Harbour Management Company, C/o. Trident Holiday Holmes.

Service Charge: C. €1,250 per annum



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	1.75m x 3.01m 5'7" x 9'9"	Hardwood flooring. Recessed lighting. Hotpress.
Bathroom	2.13m x 1.72m 7' x 5'6"	Bath. W.C. & wash hand basin. Fully tiled walls and floor.
Living Room / Dining Room	5m x 3.7m 16'4" x 12'1"	Hardwood flooring. T.V. point. Intercom. Double glazed white PVC doors to deck area overlooking the harbour and jettys. Telephone point.
Kitchen	3.8m x 1.42m 12'5" x 4'7"	Modern Maple Shaker style kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Whirlpool electric oven and four plate hob. Extractor fan. Recessed lighting. Plumbed for washing machine. Tiled floor.
Bedroom 1	4.05m x 4.75m 13'3" x 15'6"	Hardwood flooring. Range of fitted wardrobes. T.V. point. Wash hand basin in vanity unit.
Bedroom 2	4m x 2.25m 13'12" x 3'3"	Hardwood flooring. Range of fitted wardrobes and tv point.
Bedroom 3	3.5m x 2.25m 11'5" x 7'4"	Hardwood flooring. Fitted wardrobe.