



FOR SALE BY PRIVATE TREATY

**69 ALANDALE ORCHARD,
ASHBOURNE AVENUE,
SOUTH CIRCULAR ROAD,
LIMERICK V94A786**

PRICE: €240,000

BER C2



DESCRIPTION

No. 69 Alandale Orchard offers a great opportunity for both investor or first time buyer to purchase an excellent four bed duplex with its own door access and large balcony. This property is located within walking distance of Mary Immaculate College and Limerick city centre and all its amenities.

The bright and spacious accommodation comprises of entrance hallway, guest W.C., open plan living room / dining room / kitchen, four bedrooms main ensuite and shower room.

A viewing of this property is highly recommended.





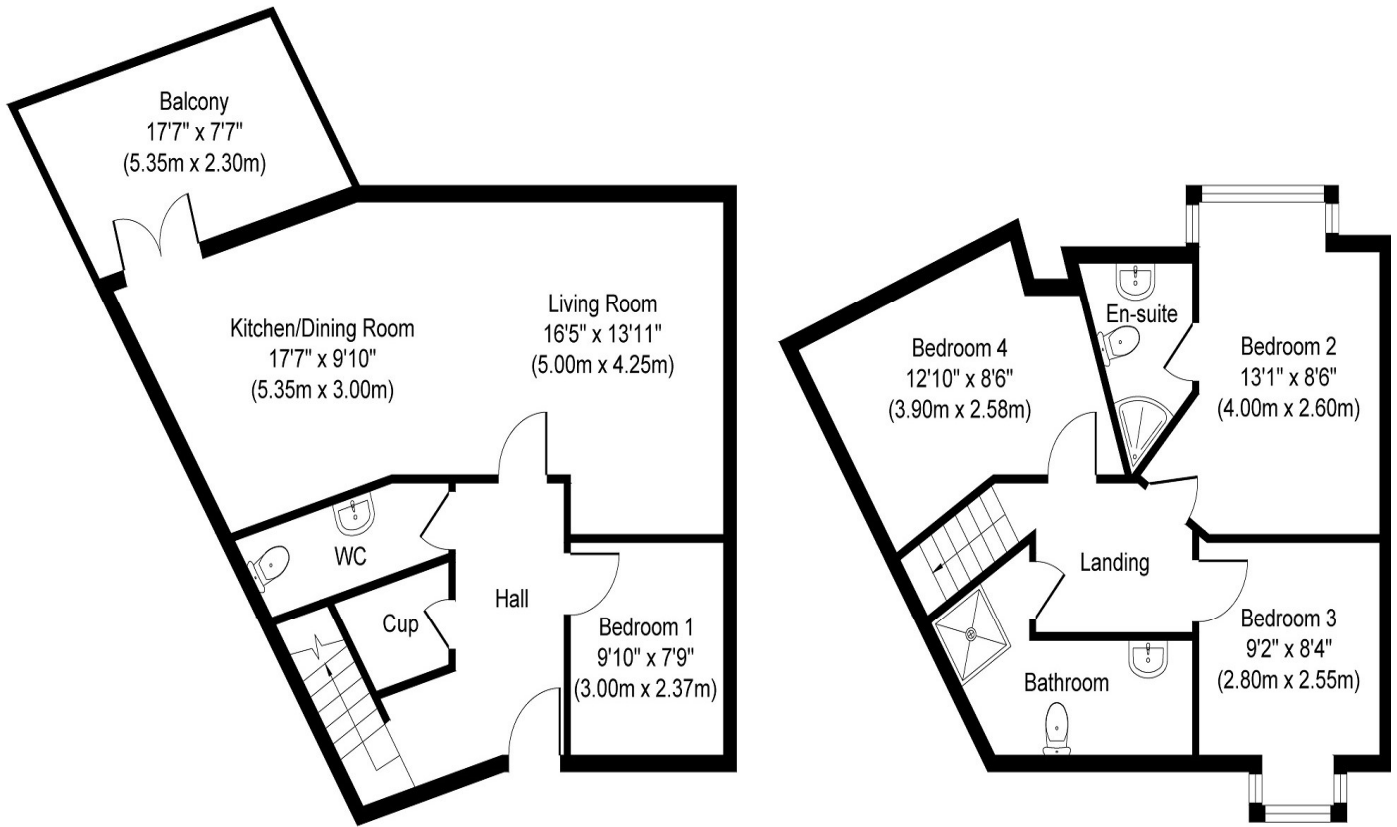
SPECIAL FEATURES

- Excellent location just off the South Circular Road
- Close proximity to Mary Immaculate College
- Walking distance to city centre and all of its amenities
- Duplex
- Four bedrooms
- Double glazed windows
- Gas fired central heating
- Large balcony
- Excellent location

ACCOMMODATION

- **Entrance Hall** Hardwood entrance door. Telephone point.
- **Guest W.C.** Toilet. Wash hand basin. Tiled floor.
- **Storage Area**
- **Bedroom 1**
- **Open plan living room / dining room / kitchen** Feature marble fireplace with surround marble hearth and gas coal effect fire inset. Centre piece and coving. TV point.

Modern fitted kitchen with ample array of of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dish washer. Whirlpool electric oven. Electrolux four plate hob. Extractor fan. Fully tiled floor. Double glazed sliding patio door to large balcony.
- **Upstairs**
- **Bedroom 2** Range of fitted wardrobes. Telephone point. TV point.
- **Ensuite** Tiled shower cubicle with Mira Elite SE electric shower. W.C. Wash hand basin. Tiled floor. Extractor fan.
- **Bedroom 3** Range of fitted wardrobes.
- **Bedroom 4** Fitted wardrobes.
- **Shower Room** Shower cubicle with Triton Aqua sensation electric shower. W.C. W.H.B. Part tiled walls. Tiled floor.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

Google Map: **V94A786**

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
 M: 061 410 410
 E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

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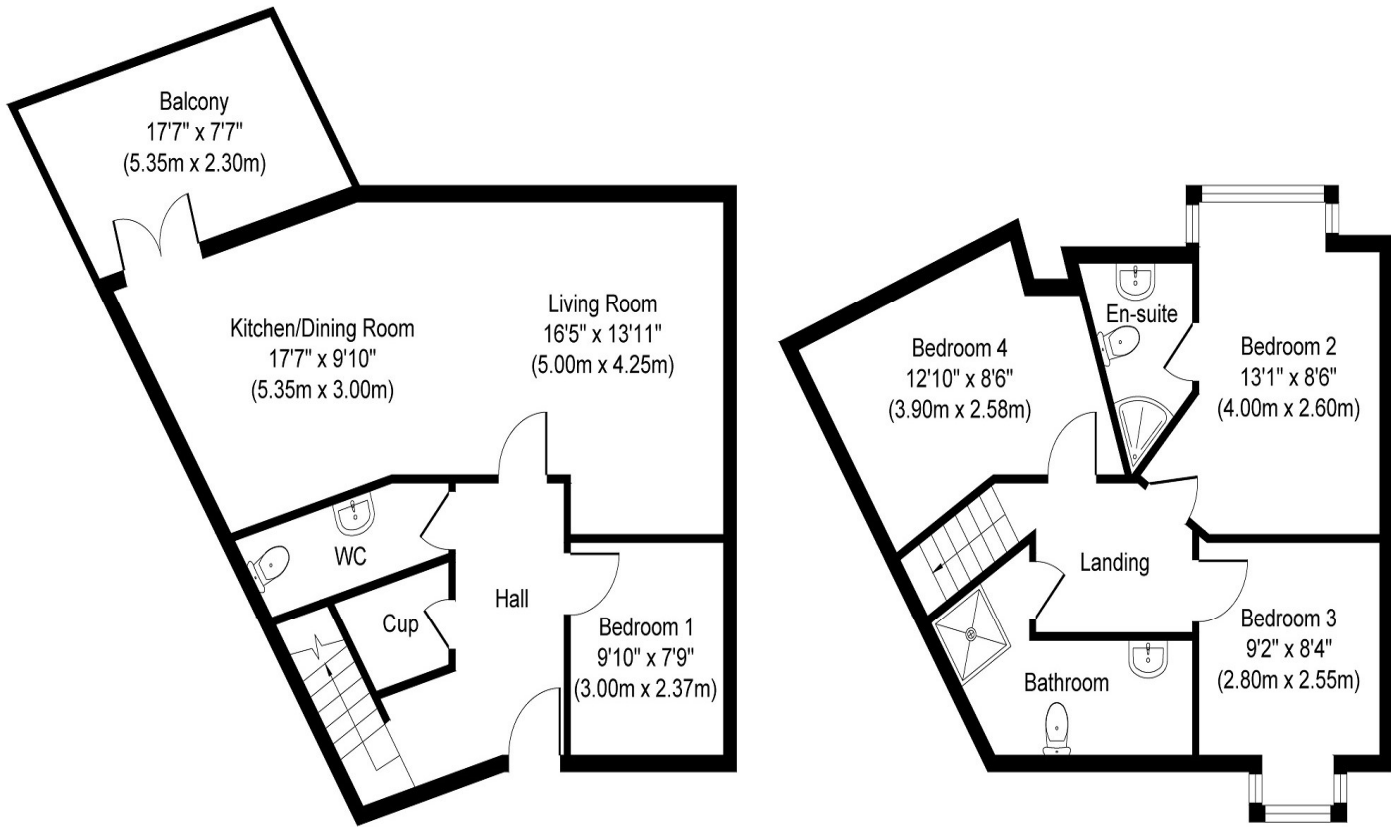
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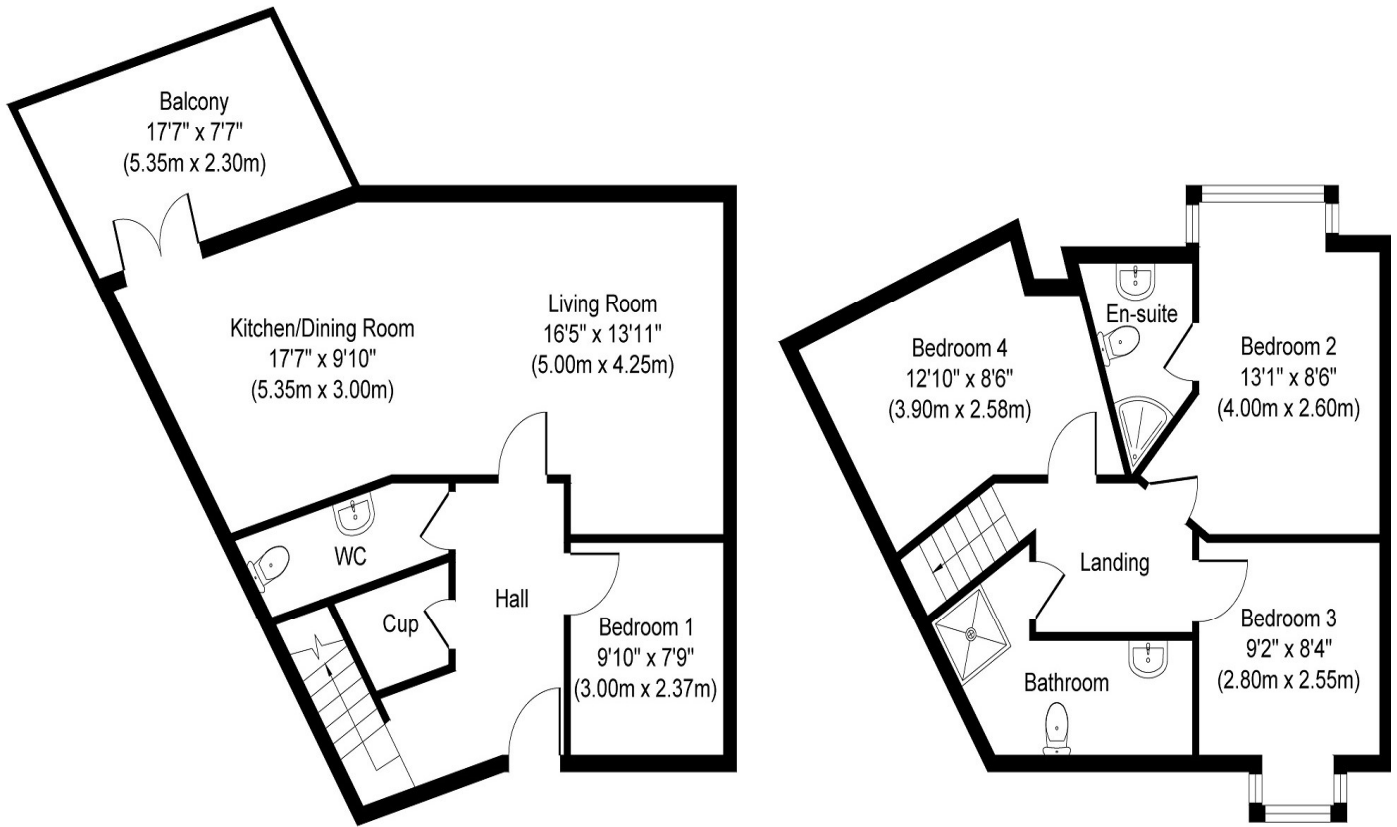
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