

# PROPERTY PARTNERS

# de Courcy O'Dwyer

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91 Cois Ghruda,  
Castletroy,  
Limerick.

A great opportunity arises to acquire this fabulous spacious two bedroom ground floor apartment in a modern gated development which is close to the University of Limerick, the National Technological Park and within a short drive of the city centre and all its amenities.

The spacious accommodation comprises of entrance hallway, living room/dining room, kitchen, two double bedrooms, one ensuite and bathroom.

Outside there is a private courtyard to the front, communal gardens to the rear and parking to the front.

Price
€55,000

Barrack House, O'Connell Avenue, Limerick.

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

Accommodation	Size	Description
Entrance Hallway	2.1 m x 1.2 m 6'9" x 3'9"	Hardwood entrance door with frosted glass inset. Telephone point.
Kitchen	3m x 3.5 m 9'8" x 11'5"	Modern shaker style kitchen with ample array of eye & floor level units. Pot drawer. Two cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Hotpoint electric oven, hob & extractor fan. Plumbed for dishwasher & washing machine.
Living Room/Dining Room	4.4 m x 5.4 m 14'4" x 17'7"	Timber flooring. TV point. Double glazed French door leading to front patio.
Bathroom	1.83 m x 2.1 m 6' x 6'9"	Bath with telephone shower attachment & glass shower door. WC Wash hand basin. Extractor fan. Fully tiled walls & floor.
Bedroom 1	3.25 m x 4.06 m 10'7" x 13'3"	Timber floor. TV point. Fitted wardrobe.
Ensuite	2.5 m x 1 m 8'2" x 3'3"	Shower cubicle. WC Wash hand basin. Extractor fan. Fully tiled walls & floor.
Bedroom 2	3 m x 3.25 m 9'8" x 10'7"	Fitted wardrobe. Timber flooring.

## Outside

Front garden with cobblelock patio area. Rear communal gardens. One designated car space to the front.

## Special Features

- \* Ground floor
- \* Double glazed windows
- \* GFCH
- \* 2 double bedrooms
- \* Adjacent University of Limerick
- \* Cobblelock patio area to front
- \* Designated car space
- \* Gated development
- \* Excellent condition throughout
- \* Ensuite

### Viewing strictly by appointment

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