

**PROPERTY
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**de Courcy
O'Dwyer**

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102 Cratloe Wood,
Old Cratloe Road,
Co. Limerick.

Four bed duplex forming part of a Student Complex which is let out on a pooled rental scheme whilst conveniently located on the Old Cratloe Road only a short walk from LIT.

The property comprises of entrance hall, open plan kitchen / dining room / living room, 4 bedrooms, 2 with ensuite, bathroom, hot press, electric heating, PVC double glazed windows, C. 124 sq.m..

Thomond Student Village was built in C. 2004, comprising of C. 190 units in a pooled rental scheme.

Unit is current let for the 2016/2017 academic year with a net rent of €2,600 pa.

Price

Region €65,000

Barrack House, O'Connell Avenue, Limerick.

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PSRA Licence No.: 002371

Accommodation

Accommodation		
Accommodation	Size	Description
Entrance Hallway		
Living Room / Dining Room / Kitchen		Modern fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Electric oven. Four plate hob, extractor fan. Part tiled floor. T.V. point.
Upstairs		
Bedroom 1		Built-in units.
Ensuite		Tiled shower cubicle. W.C. and wash hand basin. Extractor fan and tiled floor.
Bedroom 2		Built-in units.
Ensuite		Tiled shower cubicle. W.C. and wash hand basin. Extractor fan and tiled floor.
Bedroom 3		Built-in units.
Bedroom 4		Built-in units.
Shower Room		Tiled shower cubicle. W.C. and wash hand basin. Extractor fan and tiled floor.

Special Features

- * Duplex unit
- * Own door unit
- * Double glazed windows throughout
- * Electric heating
- * 4 good sized bedrooms
- * BER - D1
- * Block Management company in place:
Property Management Ireland, 061 451 522
www.propertymanagementireland.ie
- * Pooled rental system - we have been informed by the Management Co., PMI, that the current Landlord net rent for the property is €2,600 per annum.



Viewing strictly by appointment

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