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5 Kingscourt,
Mungret Street,
Limerick.

Ideal investment opportunity to acquire this 2 bedroom duplex unit located in Limerick City Centre close to all necessary amenities.

This well maintained property which is currently let is part of a small courtyard development of approximately 20 units. Accommodation comprises of entrance hallway, open plan living room / dining room / kitchen, 2 bedrooms (main ensuite) and shower room.

Price
Region €50,000

Barrack House, O'Connell Avenue, Limerick.
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Accommodation

Accommodation	Size	Description
Entrance Hallway	5.53m x 1.22m 18'1" x 4'	Hardwood entrance door. Telephone point.
Open plan Living Room / Dining Room / Kitchen	6.6m x 4.0m 21'6" x 13'12"	Fully fitted kitchen with an array of eye and floor level presses. Single drainer stainless steel sink unit with mixer tap and tiled splash-back area. Plumbed for washing machine.
Upstairs		
Bedroom 1	3.2m x 3.01m 10'5" x 9'9"	Fitted wardrobe.
Ensuite	2.4m x 0.9m 7'9" x 2'9"	Tiled shower cubicle. w.c. & wash hand basin.
Bedroom 2	2.55m x 4.05m 8'4" x 13'3"	Fitted wardrobe.
Shower Room	2.45m x 0.9m 8' x 2'9"	Fully tiled shower cubicle. w.c. & wash hand basin.

Special Features

- * Mid terrace
- * Electric central heating
- * Double glazed windows
- * 2 double bedrooms
- * Ensuite
- * Court yard to front
- * Service charge: €725 per annum
- * Sinking fund set up in 2015
- * BER Rating: D2



Viewing strictly by appointment

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