



136 Cois Luachra, Dooradoyle, Limerick  
V94 PHY8



Guide Price  
€195,000



GVM are happy to announce to the market a very pleasant second floor apartment situated in this hugely sought after location.



A truly superb opportunity to acquire a very well maintained and tastefully presented two bedroom second floor apartment ideally located opposite the Crescent Shopping Centre and within close proximity of The University Hospital, Raheen Business Park, Munget Recreation Park, and array of top class sporting facilities, public transport and also just a short distance from Limerick City Centre. There is also easy access to the nearby Motorway,

This top floor apartment is presented in really good condition and has pleasant views from the living room and balcony. The bright and well decorated accommodation comprises of entrance hall, open plan living room/dining room and kitchen, two double bedrooms one ensuite and shower room.

Outside there are communal gardens and parking. An ideal apartment for owner occupier or investors. Inspection is very highly recommended.

### **Rooms:**

Entrance Hall

New carpet flooring

Kitchen / Dining / Sitting room

Tiled and laminate flooring, double doors leading to bright and pleasant balcony area. Generous floor and eye level presses.

9m (29'6") x 3.05m (10'0")

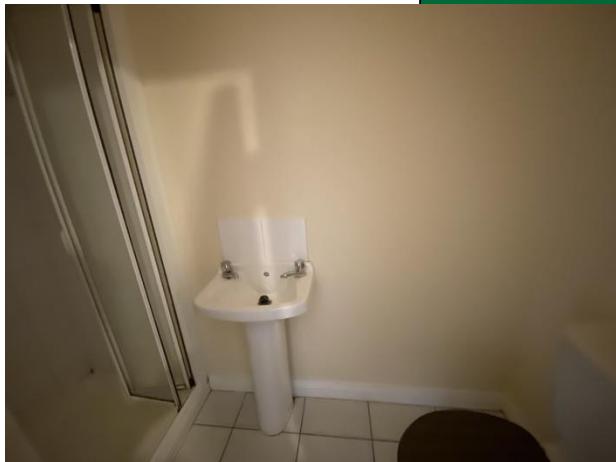
Bedroom 1

Double with built in wardrobes.

Ensuite with pump shower.

New carpet

3.07m (10'1") x 3.02m (9'11")



### Bedroom 2

Double with built in wardrobe

3.06m (10'0") x 3.02m (9'11")

### Bathroom

With shower and tiled

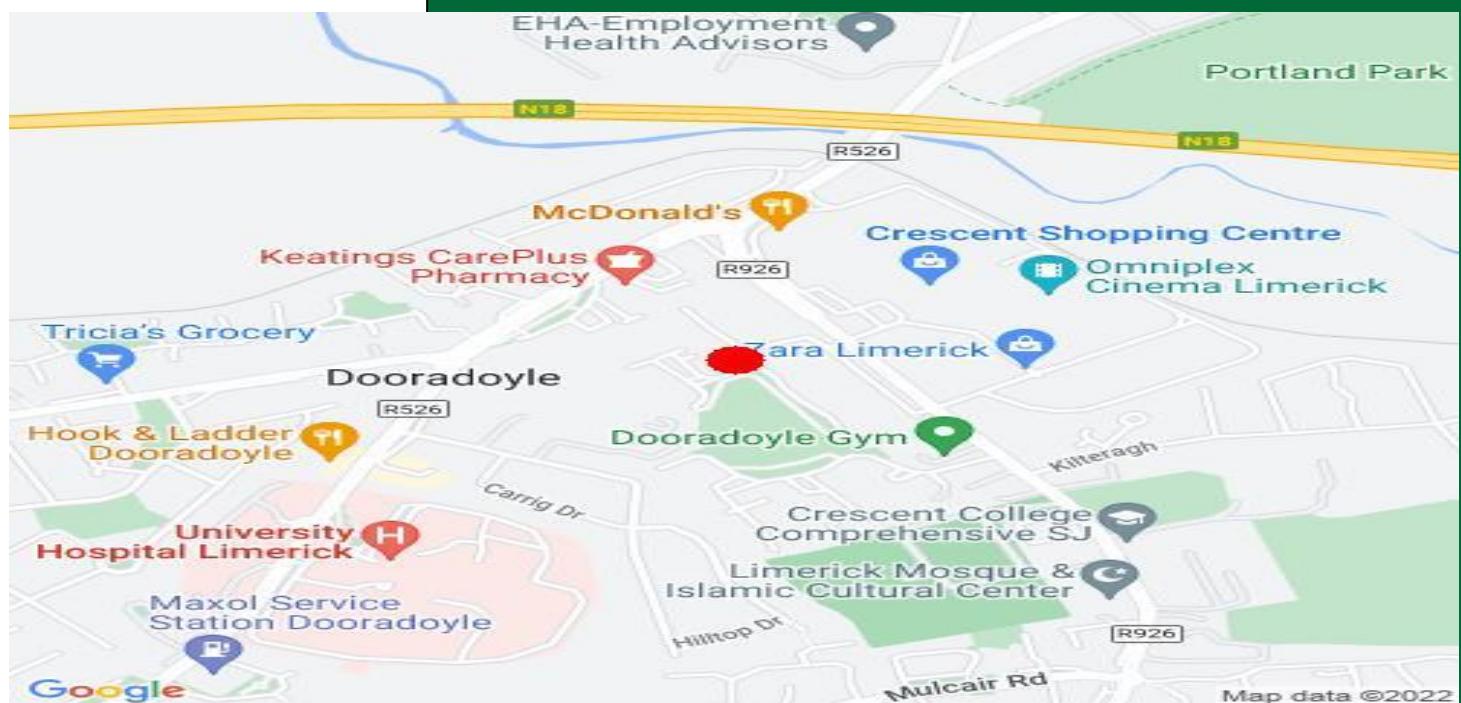
1.07m (3'6") x 1.06m (3'6")



### Features:

- ✓ Ideal for first time buyers or investors
- ✓ Adjacent to The Crescent Shopping Centre, Schools, Public Transport, University Hospital etc
- ✓ Car parking
- ✓ Management fee of €1,400 p/a
- ✓ Tastefully presented throughout
- ✓ Well proportioned living and bedroom space
- ✓ Fibre optic broadband
- ✓ Common areas very well maintained
- ✓ 136 just oozes location location location!!!!
- ✓ Double glazed UPVC windows





## Directions:

Enter Eircode V94 PHY8 in your mobile device

Crescent shopping centre - 400 mtrs

Raheen Business Park 3.5 km

Mungret Neighbourhood Park - 2.7 km

St Pauls National School - 1.2 kms

Crescent College Comprehensive - 900 mtrs

University Hospital Limerick - 1.2 km

O'Connell Street, Limerick - 2.9 km



## Agent Information

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