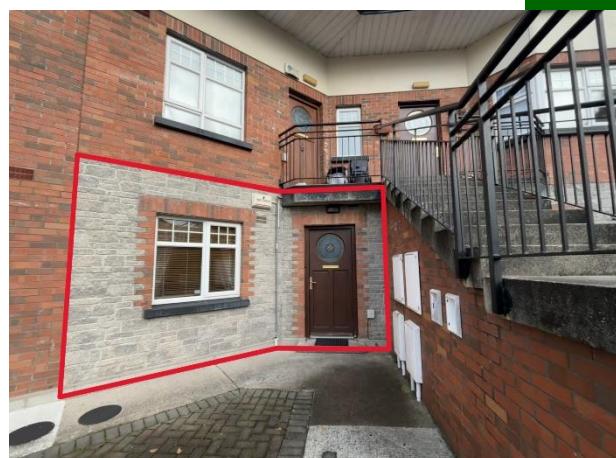
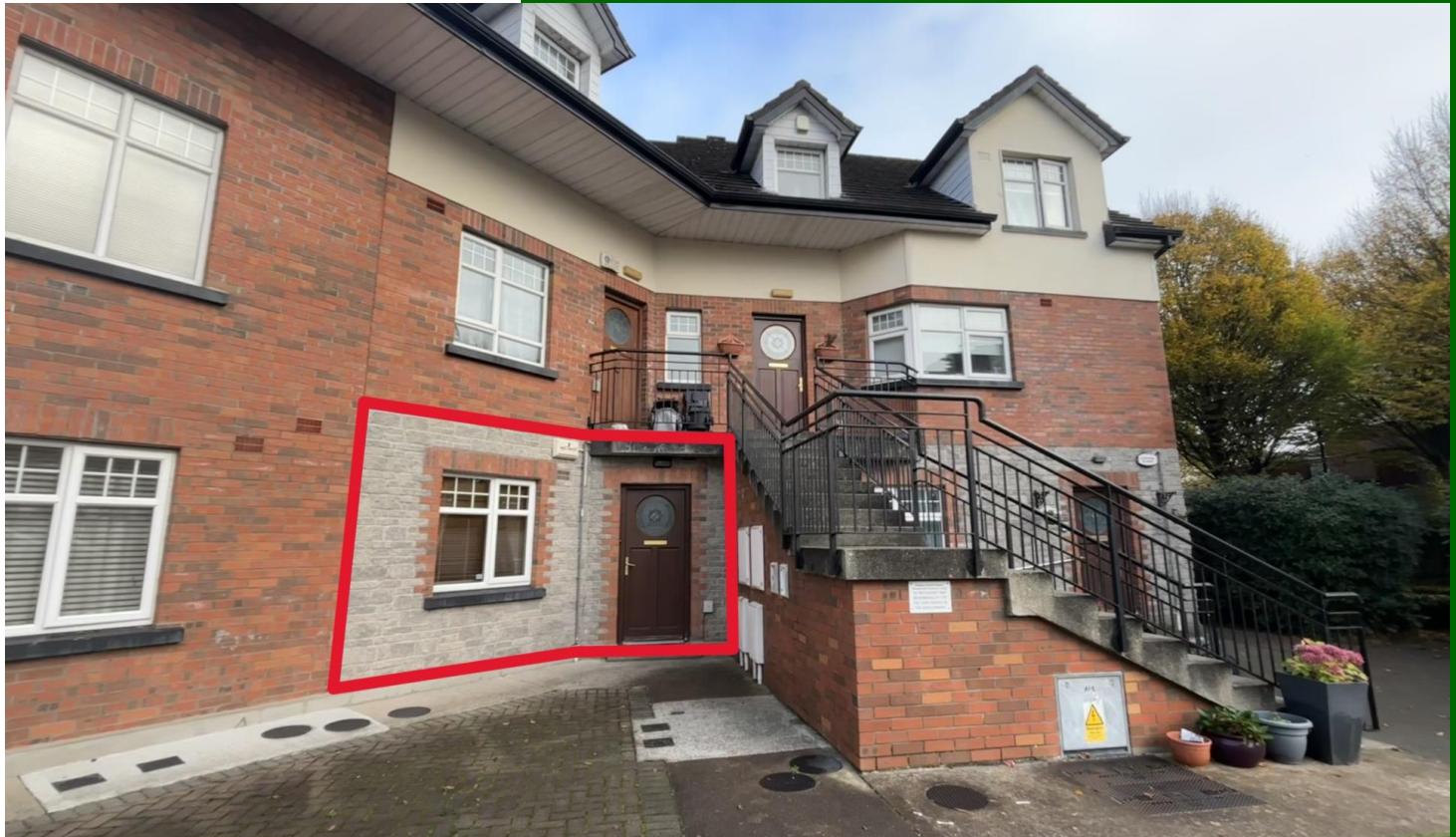




50 Alandale Orchard, Ashbourne Ave,  
South Circular Road, Limerick

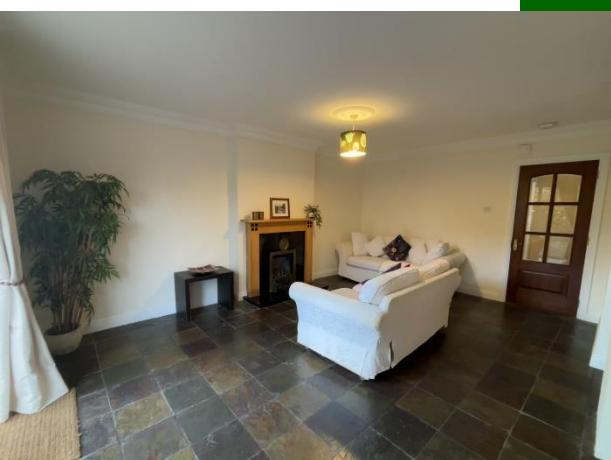
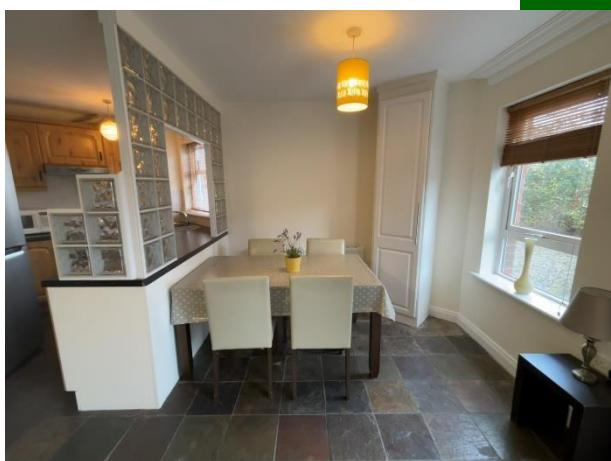


**Guide Price €265,000**



GVM Auctioneers present to you this beautifully presented two bedroom ground floor apartment nestled in a contemporary development that perfectly balances comfort and style. Ideal for first-time buyers, downsizers, or savvy investors. No 50 is a modern well laid out unit presented in good condition throughout. The apartment consists of entrance hall, open plan kitchen/living/dining room, two double bedrooms en-suite and main bathroom.





Gas fired central heating and gas fire in the living area and double glazed windows throughout. A feature of this property is a substantial and enclosed low maintenance rear garden with a south facing patio area to the front. There are two valuable car spaces included which greatly enhances the attractiveness on this property. Ashbourne Avenue is prime location, positioned just off South Circular Road, and is just a very short walk to the Mary Immaculate College and the Limetree Theatre. This very well maintained development benefits from proximity to Ashdown Neighbourhood Centre located directly adjacent to the complex supplying amenities to include a convenience shop, medical centre, pharmacy, pizzeria and barber shop. The development is also located just 15 minutes walk from Limerick City Centre and has great access to the nearby Motorway. Good local public transport service together with walking footpaths and cycle lanes to take you on meandering leisurely strolls to town or along the bank of the nearby river Shannon. Inspection is very highly recommended.

#### **Rooms:**

##### **Entrance hallway**

Bright and inviting with wood flooring. Hot press.

0.96m (3'2") x 5.73m (18'10")

##### **Bedroom 1**

Double. Carpet flooring. Fitted wardrobes.

3.32m (10'11") x 3.11m (10'2")

##### **Bedroom 2**

Master. Carpet flooring. Fitted sliding wardrobes.  
Ensuite.

3.33m (10'11") x 3.32m (10'11")

##### **En suite**

Tiled flooring. W.C & W.H.B. Power shower.

2.58m (8'6") x 0.85m (2'9")

##### **Bathroom**

Tiled flooring. W.C. & W.H.B. Bath

2.53m (8'4") x 2.17m (7'1")



### **Kitchen/living/dining room**

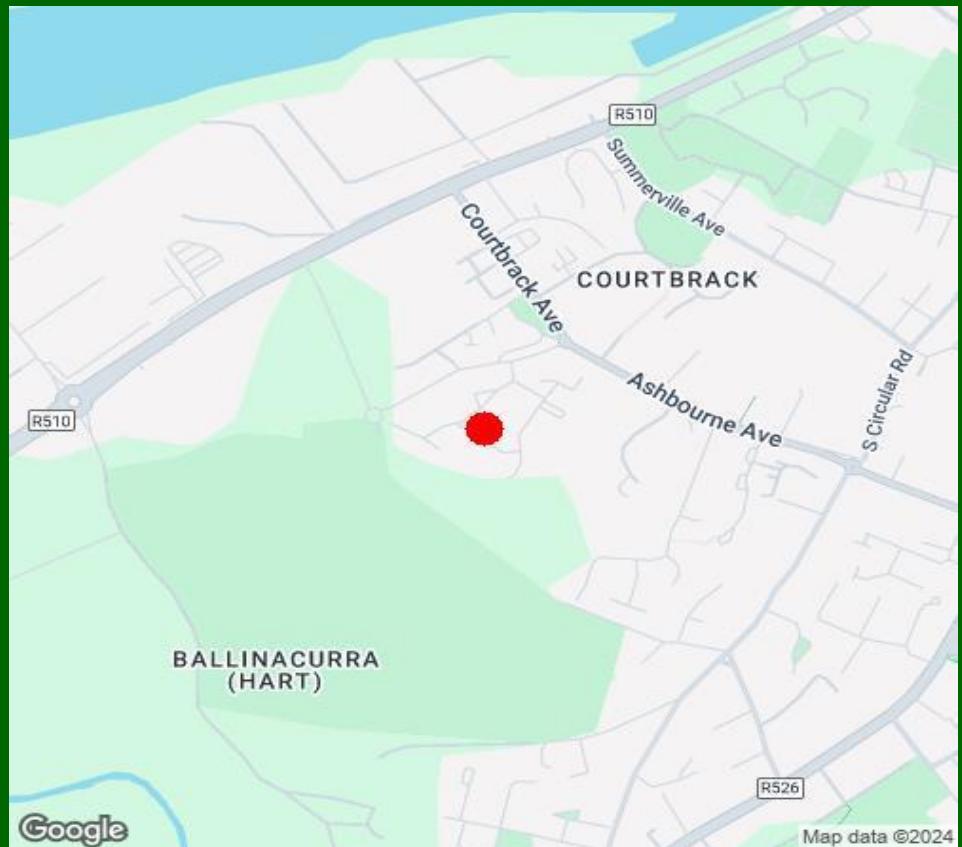
Tiled flooring. Patio doors to rear garden. Gas fireplace with timber surround. Fitted kitchen units. Tiled splash back. 6.4m (21'0") x 5.36m (17'7")



### **Features:**

- Ground floor unit with private rear garden
- Excellent condition throughout
- Contents included
- Gas fired central Heating
- Double glazed UPVC Windows
- Superb local amenities and facilities
- Two car parking spaces included
- Management fee €1000 per annum
- Attractive price point





### Property Directions:

Enter eircode V94XP79 to your mobile device to direct you straight to this property.

### Agent Information:

**Contact :- Norma Murphy      Mobile :-      087-6529916**

#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

#### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email:  
kilmallock@gvm.ie

#### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email:  
tullamoreproperty@gvm.ie

