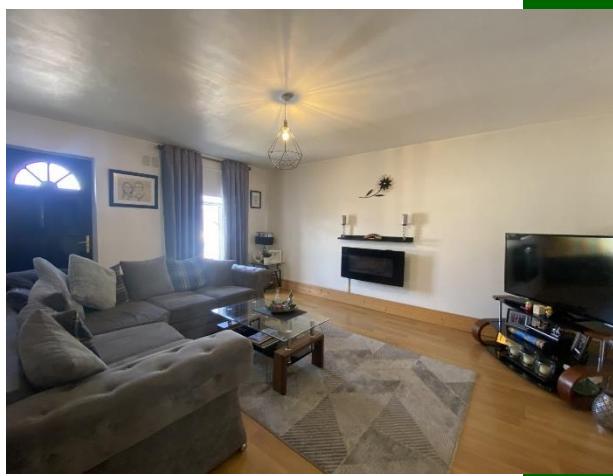


## 3 The Gables, Pennywell, Limerick



**Guide Price**  
**€225,000**



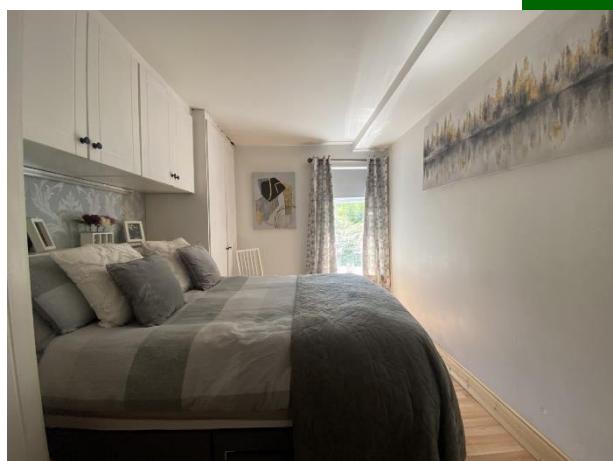
Introducing to the market a magnificently presented two bedroom first floor apartment positioned in this gated, established and very conveniently located development just seven minutes walk from the hub of the central business district of this thriving city.



This owner occupied home has recently been very tastefully decorated and refurbished to the highest standards providing bright, spacious and well proportioned living and bedroom accommodation ideal for first time buyers, downsizers or investors. Very well maintained and managed private car park.



No 3 has a host of amenities at its doorstep include St Johns Hospital, Colbert Train & Bus Station, Primary Schools, The Markets Field, great chic bars, restaurants and coffee shops and O Briens Recreation Park on the nearby Dublin Road. Bus stop at the entrance to the development which picks up the City Centre, Dooradoyle/Raheen and The University.



Inspection of this wonderful home is very highly recommended.



#### **Rooms:**

##### **Entrance hallway**

Tiled flooring.

##### **Sitting room**

Laminated flooring. TV point. Door leading to balcony.

5.07m (16'8") x 3.09m (10'2")

##### **Kitchen**

Tiled flooring. Built in oven and hob. Fully fitted kitchen.

1.07m (3'6") x 2m (6'7")

##### **Bathroom**

Fully tiled.

1.05m (3'5") x 2m (6'7")

##### **Bedroom 1**

Laminated flooring. Built in wardrobes.

4m (13'1") x 2m (6'7")



## **Bedroom 2**

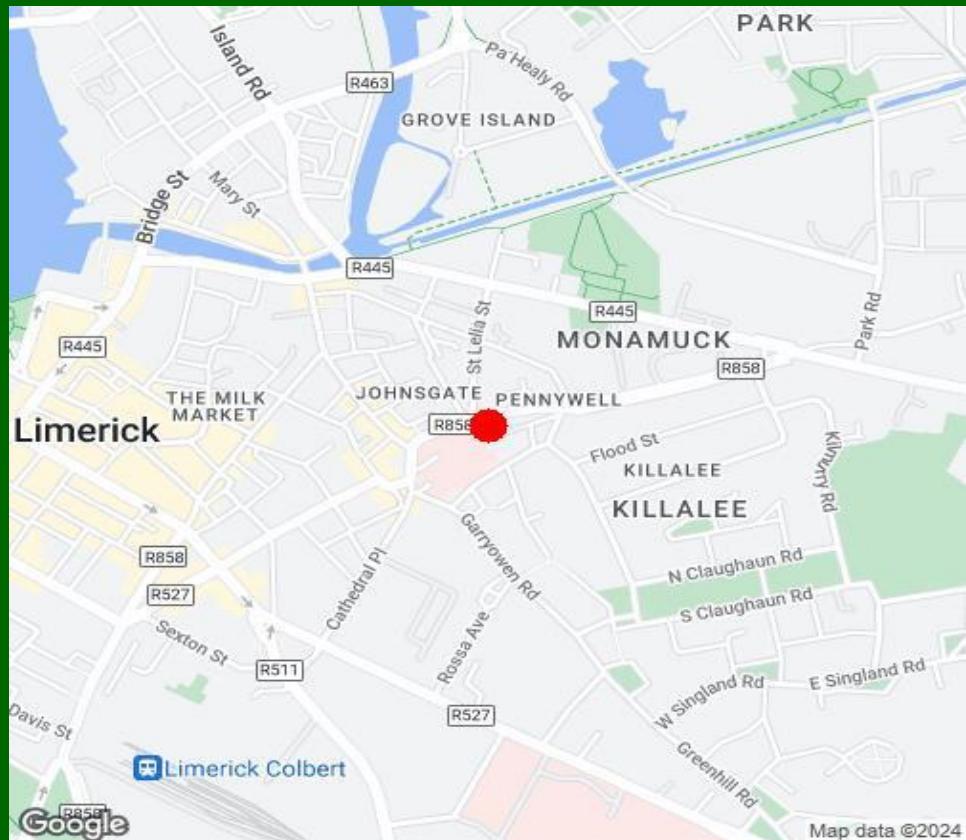
Double bedroom. Laminated flooring. Built in wardrobes.

Ensuite 1.7 X 1.5 :- Fully tiled. Electric shower



## **Features:**

- Secure car parking area
- Superb decorative condition
- Very attractive price point
- Adjacent to the iconic Milk Market, Thomond Park, UL, College of Further Education & LCFE
- Electric storage heating
- BER C1



### Property Directions:

Enter eircode V94F2W8 to your mobile device to direct you to this property.

### Agent Information:

**Contact :- john O Connell      Mobile :- 087-6470746**

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#### 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.

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