



FOR SALE BY PRIVATE TREATY

**NO. 37,
FISHERMANS QUAY,
GROVE ISLAND,
CORBALLY,
LIMERICK V94VF86**

PRICE: €225,000

BER C2



DESCRIPTION

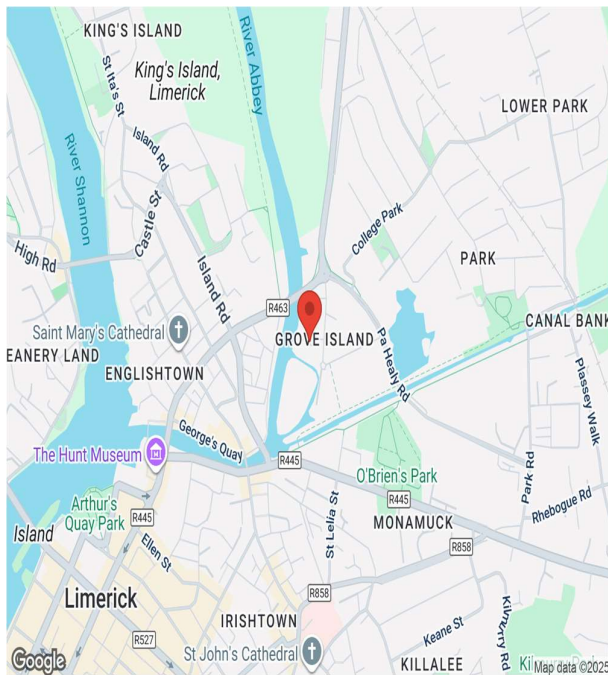
Property Partners de Courcy O Dwyer are delighted to offer for sale this bright and spacious duplex unit which overlooks the River Abbey and is just a short distance from Limerick city centre and all its amenities.

The property which has its own door entrance comprises of entrance hallway, two double bedrooms main ensuite and bathroom on the ground floor level and a large bright open plan living room / dining room / kitchen and an outside balcony all overlooking the River Abbey on the first floor.

Outside there is communal areas and permit parking.

An early viewing of this property is highly advised.



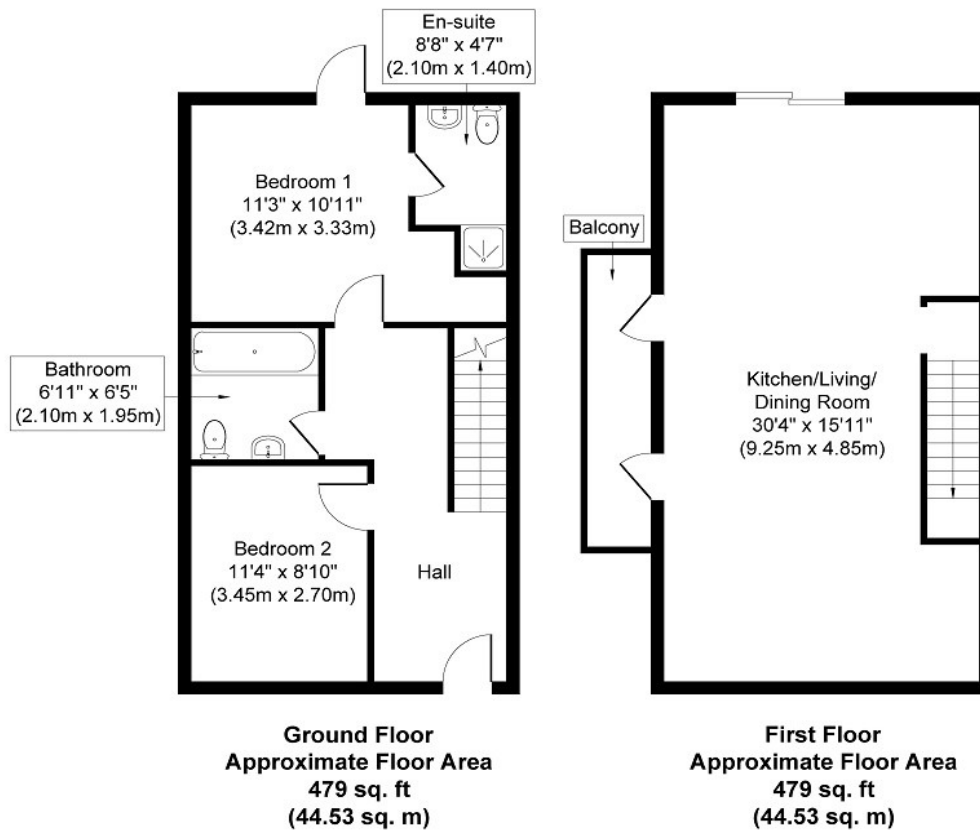


SPECIAL FEATURES

- Duplex
- Double glazed windows
- Electric heating
- Two double bedrooms
- Ensuite
- Large open plan Living Room / Dining Room / Kitchen
- South west facing balcony overlooking the River Abbey
- Permit Parking
- Close proximity to the city centre
- Own door entrance
- Management Co.: Grove Island Management (Block B Ltd.)
- Service Charge: €1,600 per annum

ACCOMMODATION

- **Entrance Hall** Aluminium entrance door with double glazed frosted inset. Hot press with dual immersion.
- **Bathroom** Bath with telephone shower attachment. W.C. Wash hand basin. Tiled floor. Part tiled walls. Recessed lighting. Extractor fan.
- **Bedroom 1** TV point. Fitted wardrobes.
- **Ensuite** Fully tiled shower cubicle. W.C. Wash hand basin. Recessed lighting. Extractor fan. Tiled floor. Part tiled walls.
- **Bedroom 2** Telephone point. Fitted wardrobes.
- **Upstairs**
- **Large Open Plan Living Room / Dining Room / Kitchen** Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Zanussi electric oven and four plate hob. TV point. Doors to balcony which has a south west facing aspect overlooking the River Abbey.
- **Outside** Communal areas and permit parking.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PRICE

€225,000

DIRECTIONS

Google Map: V94VF86

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.