



D5 Wellesley Court, Clancy Strand,  
Limerick



**Guide Price €285,000**



GVM Auctioneers are pleased to present to the market this beautifully appointed 2 bedroom first floor apartment.





GVM Auctioneers are pleased to present to the market this magnificent 2 bedroom apartment, located on the first floor of Wellesley Court Apartment Complex, a popular and well established private development located just off Clancy Strand, just adjacent to the Stand Hotel. This very well managed and tranquil development is positioned just 5 minutes walk from the central business district of the city.



Apartment D5 boasts bright and spacious living and bedroom accommodation and has been maintained to a good standard comprising of entrance hallway, living room/dining room with water views, kitchen, main bathroom, and two generously sized bedrooms.



Enjoy a leisurely stroll along the tranquil banks of the Shannon or into the main shopping district where you will be met with a host of amenities including great shops, welcoming restaurants, chic coffee shops, good hosteleries, Colbert Train and Bus Station, and People`s Park. Meander along the now famous three bridges walk or a stroll around the historical quarter of the city including King Johns Castle. For sports enthusiasts the iconic Thomond Park, TUS Gaelic Grounds and Limerick Lawn Tennis Club are all within walking distance. There are also renowned local primary and secondary schools at your doorstep.



Wellesley Court is a very well managed gated development with off street parking. This property would be an ideal starter home, and would also suit right sizers and investors. Attractive price point. Management Company KMPM. Management fees €1300 P.A.

Inspection is very highly recommended.



## Rooms:

### Entrance Hall

Carpeted Stairs, windows, under stairs storage  
3.06m (10'0") x 2.01m (6'7")

### Hallway

Timber flooring, hotpress  
0.08m (3") x 2.09m (6'10")



### Kitchen/dining

Timber flooring, fully fitted kitchen, tiled splashback  
2.08m (6'10") x 3.04m (10'0")

### Living Room

Timber flooring, open fireplace, recessed lighting, coving, window overlooking the Shannon River  
3.09m (10'2") x 5.02m (16'6")



### Bedroom 1

Timber flooring, window, fitted wardrobe  
2.03m (6'8") x 2.08m (6'10")

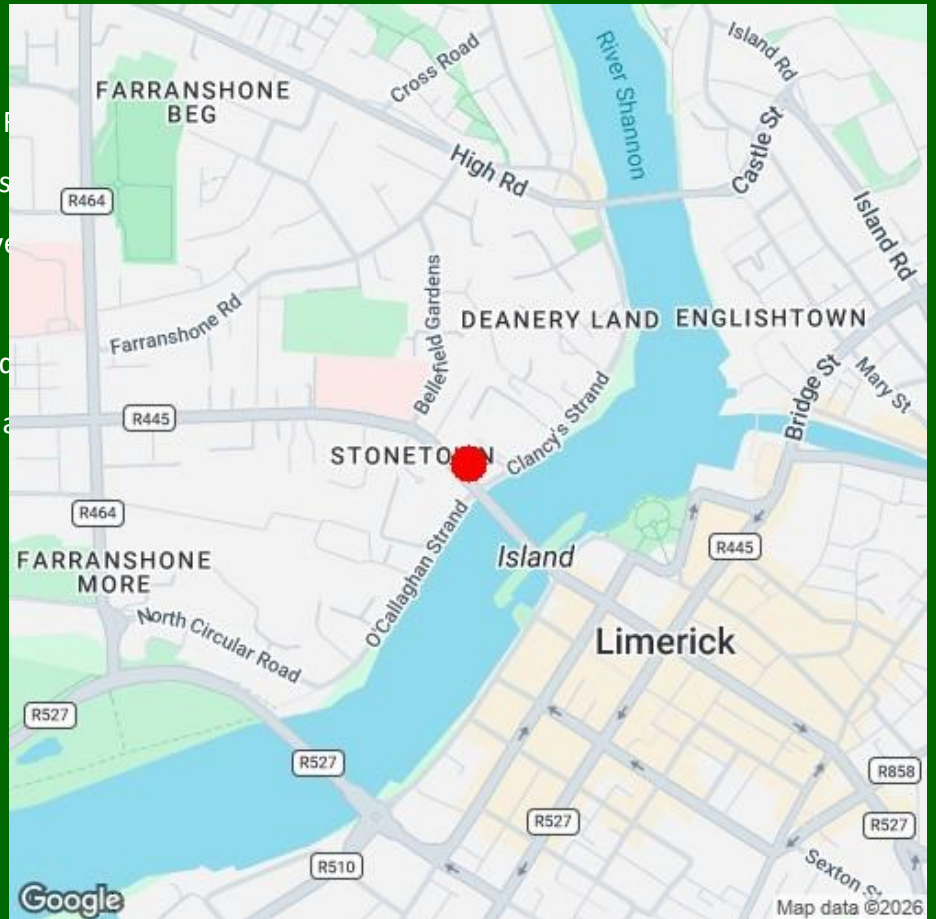
### Bedroom 2

Timber flooring, fitted wardrobe, window  
2.07m (6'9") x 3.08m (10'1")

### Main Bathroom

Fully tiled, w.c., w.h.b., bath, electric shower.  
1.07m (3'6") x 1.08m (3'7")

## Features:



### Agent Information:

**Norma Murphy**

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#### Disclaimer

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