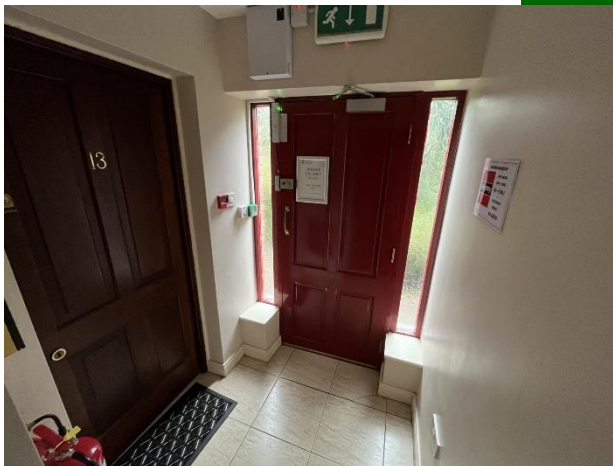




14 Clonmacken Court, Clonmacken Road,
Caherdavin, Limerick



Guide Price €240,000



Announcing to the market a very pleasant ground floor 2
bedroom apartment situated just off the Ennis Road .



This idyllic unit provides bright, spacious and well proportioned living and bedroom space and enjoys the benefits of gated car parking. Built circa 2001 and approx. 55 sq.m This locality is leafy, tranquil and established and has the benefit of a range of nearby amenities including excellent quality Primary and Secondary Schools, LIT Gaelic Grounds, Thomond Park, Jetland Shopping Centre, Church, Limerick Lawn Tennis Club together with renowned local hotels, chic coffee shops, restaurants and modern gyms. Well run management company. Not rent capped and no chain. Ready for immediate occupation. Public transport nearby. Attractive and inviting price point.

Rooms:

Open plan Living room/Dining Room

Living Room area- 5.42 x 3.94 - Carpet flooring, patio doors to front of property, gas fire, storage heater.

Dining Area - 2.09 x 2.20 - Laminated timber flooring
5.36m (17'7") x 3.89m (12'9")



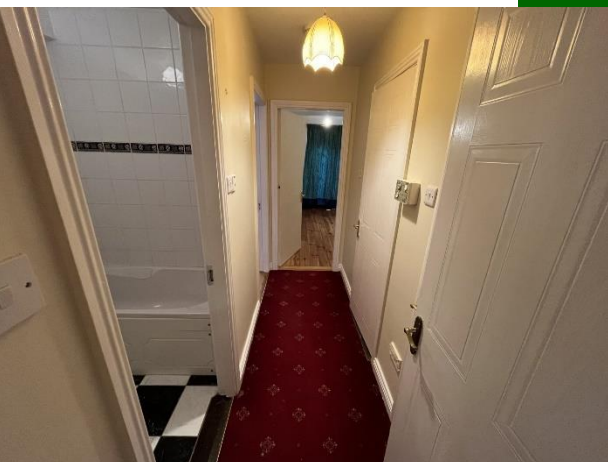
Kitchen

Fully fitted units, tiled flooring and splash back.
1.68m (5'6") x 2.03m (6'8")



Inner Hallway

Carpet flooring, hotpress, storage press.
0.97m (3'2") x 2.92m (9'7")



Main Bathroom

Tiled floor and around sink and bath, w.c. w.h.b. bath. extractor
1.68m (5'6") x 1.96m (6'5")

Bedroom 1

Timber flooring, fitted wardrobe, patio door to rear car park
2.03m (6'8") x 4.17m (13'8")



Bedroom 2

Timber floor, fitted wardrobe patio door to rear car park,

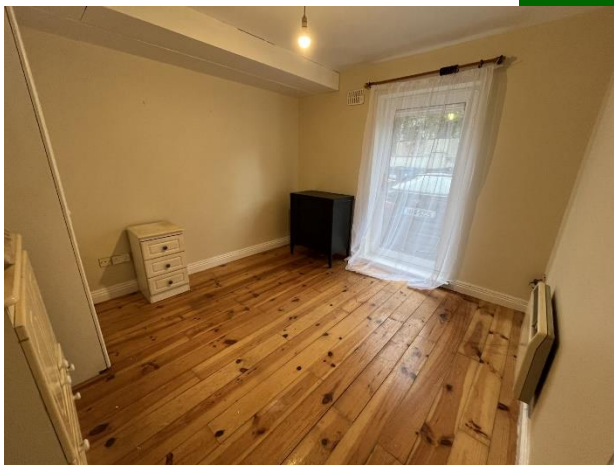
En-suite - 6.82 x 4.85 - fully tiled wc. whb. corner shower with electric shower, extractor.

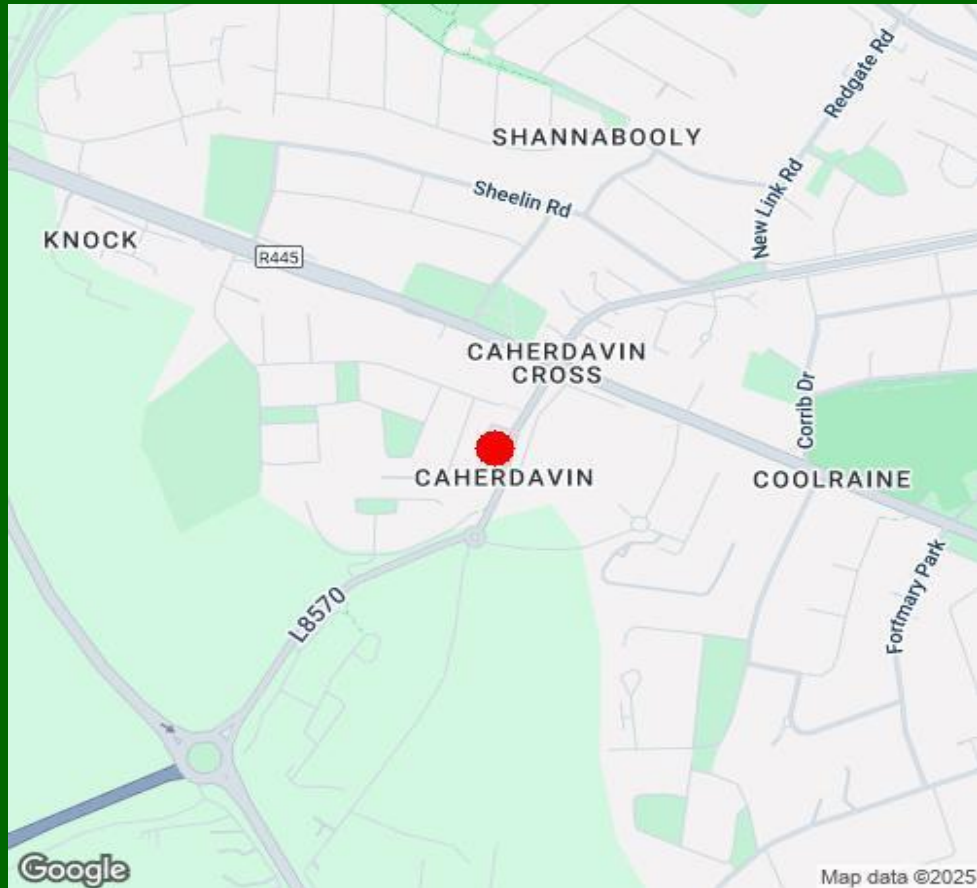
3.1m (10'2") x 4.98m (16'4")



Features:

- Two Bedroom Ground floor Apartment
- Storage heating throughout
- Located in a secure gated community
- Within walking distance of the Jetland shopping centre
- Ber rating C2
- Management fee €1420 per annum
- Generous parking





Property Directions:

Enter Eircode V94 D956

Agent Information:

Contact Norma Murphy Mobile :- 087-6529916

Email :- normamurphy@gvm.ie

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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PSRA Number: 002030