



FOR SALE BY PRIVATE TREATY

**NO. 26 THE HAYMARKET,
CATHEDRAL PLACE,
LIMERICK V94DDH9**

PRICE REGION: €300,000.

BER C3



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to present this end of terrace four bedroomed, five bathroom property to the market. Ideally located within the popular gated development of the Haymarket, Cathedral Place, Limerick City extending over three floors No. 26 offers spacious and well balanced accommodation.

The location is second to none with all the city's amenities available within walking distance.

Internally at ground floor level there is a kitchen/breakfast room to the front of the property and a living room to the rear along with a guest W. C. On the first floor there are three spacious bedrooms two ensuite and a bathroom. While on the second floor there is a large bedroom with a large ensuite area.

Externally the property is located in a secure gated development in a courtyard setting overlooking a well landscaped green area. The property has communal parking to the front with a side access to a good sized patio area and pedestrian access to a garage which has vehicle access from Rossa Avenue. This is only one of four properties within the development that has a garage.

A viewing of this property is highly recommended.



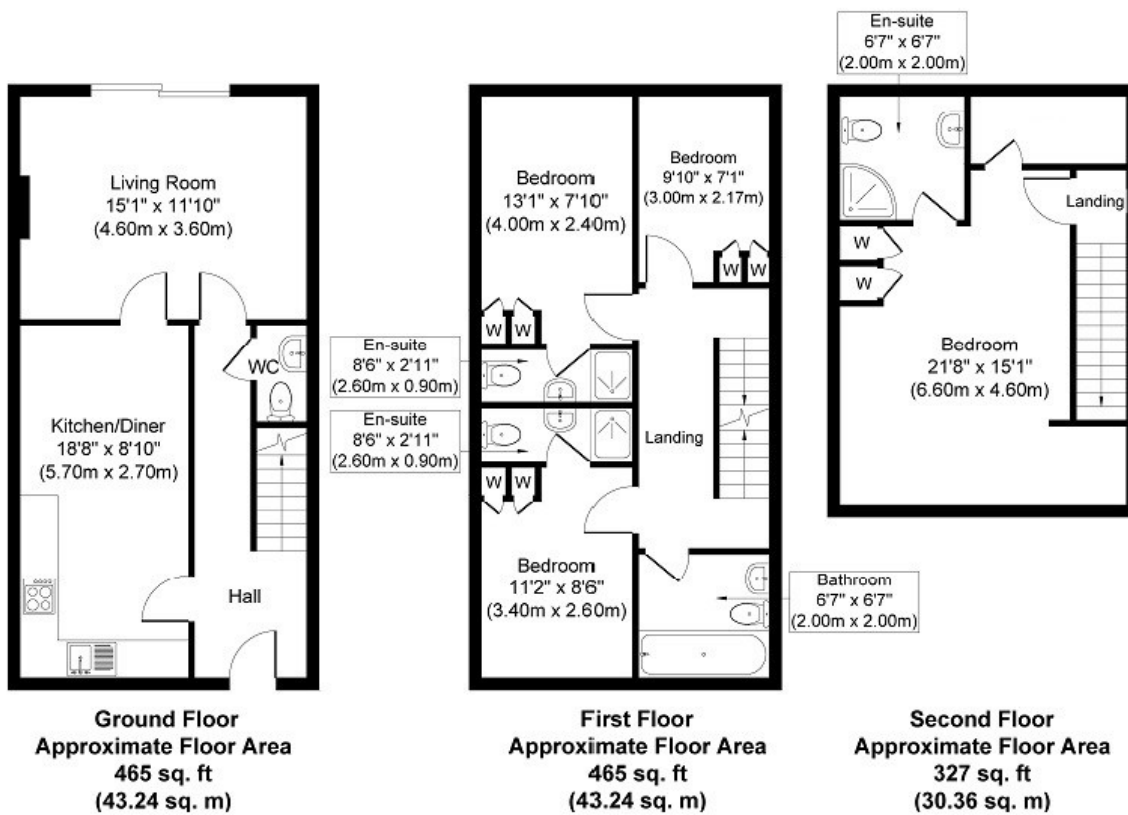


SPECIAL FEATURES

- End of terrace unit with side access
- Double glazed windows
- Heating system is a mixture of gas and solar
- Garage to rear
- Secure gated development
- Four double bedrooms
- Five bathrooms
- City centre location
- Close to all amenities
- Walking distance to the city centre
- Property area c. 116 Sq. M.
- Unit last let at €1,300 pm

ACCOMMODATION

- **Entrance Hall** Tiled floor.
- **Guest W.C.** W. C. Wash hand basin.
- **Living Room** Fireplace mantel with electric fire. Timber effect flooring. Patio doors to yard area.
- **Kitchen / Breakfast Room** Fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Oven, hob and extractor fan. Plumbed for washing machine. Tiled floor. Tiled splash back area.
- **First Floor**
- **Bedroom 1** Double built in wardrobes.
- **Bedroom 2 - Ensuite** Double built in wardrobes.
- **Bedroom 3 - Ensuite** Double built in wardrobes.
- **Bathroom** Bath. Electric shower unit. W. C. Wash hand basin. Tiled floors and part tiled walls.
- **Second Floor**
- **Bedroom 4 - Ensuite** Double built in wardrobes.
- **Outside** Communal parking to the front of the property with side access to a large patio area leading to a pedestrian access to a garage area with block walls, slate roof and up and over door. Vehicle access is via Rossa Avenue.



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 REGION

€300,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google Map: V94DDH9

Management Company

KMPM, Carlton House, Shannon Street, Limerick

Service Charge:

€1,500 p.a.

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.