

**AUCTION**



**FOR SALE BY ONLINE AUCTION**

## 24 Sruthan An Phadraig

St Patrick`s Road, Limerick, County Limerick

3 Bedrooms| 98.59 sqm (1061 sqft)

**AMV:** €140,000



### PROPERTY DESCRIPTION

For Sale by Online Auction on the 25th March 2021 via Youbid.ie

O'Connor Murphy are pleased to bring to the market this three bedroom duplex property ideally located in a small residential cul de sac which comprises of a mixture of apartments and duplexes, just off the Dublin Road. While No. 24 is in need of cosmetic refurbishment, in the right hands, could make this spacious duplex into a fine home.

The accommodation briefly comprises: entrance hallway with guest wc, a spacious living room, with double doors leading to the open plan kitchen/dining area with sliding doors leading to a balcony area.

Upstairs there are three bedrooms, one of which is ensuite and the main bathroom completes the accommodation at this level. Outside, the rear balcony overlooks a large green area.





## LOCATION

Scruthan an Phadraig is ideally located just off the Dublin Road & St. Patricks Road between the University of Limerick and Limerick School of Art & Design. It is 2.7 km from the city centre and 2km from the University of Limerick. This property's location could not be better, with the Parkway Shopping Centre at its doorstep, Childers Road Retail Centre only a short distance away. Access to the motorway network around Limerick is a short drive away.

## ACCOMMODATION

### First Floor

- Entrance Hallway
- Guest W.C
- Spacious Living Room
- Kitchen/Dining Area
- Balcony

### Second Floor

- Main Bedroom with Ensuite
- Bedroom 2
- Bedroom 3
- Main Bathroom

## SPECIAL FEATURES

- Close to Main National Road Network
- Ideal First Time Buyer/Investment Property
- Off Street Parking
- Balcony Overlooking Large Green Area

## SERVICES

- Gas Fired Central Heating,
- DGPVC Windows,
- Balcony at rear
- Service charge circa €1,615

## FOR FURTHER INFORMATION

Contact: O'CONNOR MURPHY

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