

ONLINE PRIVATE TREATY

FOR SALE BY ONLINE PRIVATE TREATY VIA YUBID.IE



Apt. 45 Knockloyon, Clonmacken

Ennis Road, Limerick

2 Bedrooms | circa 75.38 sqm (811 sqft)

AMV: €205,000

BER C1

OCM

O'CONNOR MURPHY

PROPERTY DESCRIPTION

O'Connor Murphy are pleased to bring to the market this spacious ground floor apartment, which is ideally positioned just off the Clonmacken Road, in the peaceful and well established neighbourhood of Knocklyon, offering an unparalleled sense of convenience and just a gentle stroll to a host of amenities.

The property comprises entrance hallway, two bedrooms, one of which is ensuite, a main bathroom and a large open plan kitchen/living/dining area with access to a patio and garden to the rear of the property.

Outside, the property further benefits from one allocated car parking space with a large number of visitor spaces also available. The enclosed rear garden boasts a sunny south westerly orientation.

No: 45 is sure to appeal to many a discerning purchaser, from first time buyers or to those seeking to downsize to a low maintenance property, or indeed, astute investors seeking a strong rental income, in arguably Limerick's most accessible residential location.





LOCATION

The convenience of this location is hard to beat being surrounded by an array of amenities to include, Jetland Shopping Centre, local shops, cafes, and sports clubs (Na Piarsaigh, Limerick Lawn Tennis Club, Gaelic Grounds & Thomond Park). There is ample choice of good primary and secondary schools close by. The City centre is accessible within minutes via the Condell Road and Ennis Road, with immediate access to the N18/M7

ACCOMMODATION

Ground Floor

- Entrance hall
- Kitchen/Dining/Living room
- En-suite
- Main Bathroom
- Primary Bedroom
- Guest Bedroom

SPECIAL FEATURES

- Premier Residential Location
- South West Facing Rear Garden
- Spacious Accommodation
- Ideally located close to all amenities

SERVICES

Gas Central Heating.
Access via a secure key pad at main door.
Service Charge: we have been informed circa €1,600 per annum.
Property extends to circa 75.38 sqm (811 sqft)

FOR FURTHER INFORMATION

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