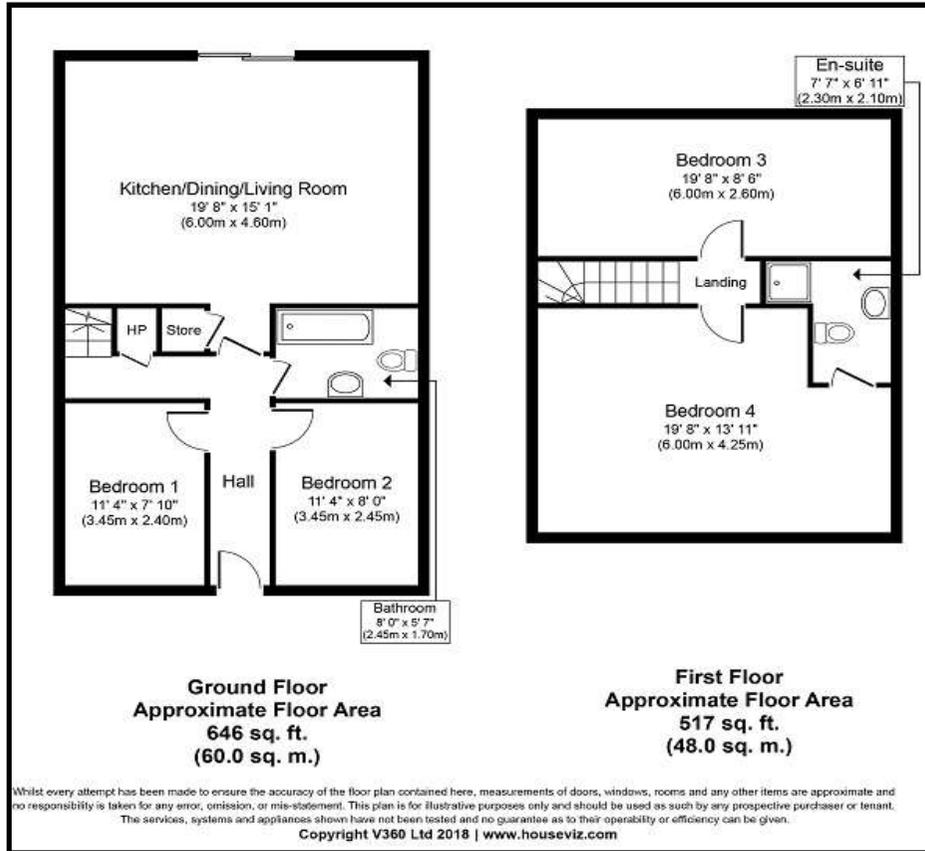


Special Features

- * Mid terrace
- * Electric heating
- * Double glazed windows
- * 4 Bedrooms
- * Excellent decorative condition
- * Short walk to town centre and beach



“The Home of High Standards”

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

**PROPERTY
PARTNERS**

DE COURCY O'DWYER

FOR SALE

**5 Victoria Crescent,
Church Road,
Kilkee,
Co. Clare.**



Price

Region €155,000

Barrack House, O' Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email decourcyodwyer@partnertypartners.ie

PSRA Licence No.: 002371

We are delighted to offer for sale this superbly presented holiday home ideally located just a short stroll to Kilkee town centre and it's famous horseshoe beach and promenade.

This turnkey home provides for recently upgraded bright and spacious accommodation comprising of entrance hallway, open plan living room / dining room / kitchen, four bedrooms, bathroom and ensuite.

This property is ideally located within walking distance to all amenities that Kilkee has to offer.

Outside the property has a private enclosed rear garden, a front garden and communal parking area.

A viewing of this property is highly recommended.

Outside

Large open plan front garden. Fully walled rear garden with large patio area and gravelled area.



Accommodation

Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway			Hardwood entrance door. Tiled floor.
Bedroom 1	3.4m 11'4"	2.4m 7'10"	Fitted wardrobes.
Bedroom 2	3.45m 11'4"	2.45m 8'0"	Fitted wardrobes.
Bathroom	2.45m 10'1"	7.0m 12'6"	Bath. WC. WHB. Extractor fan. Tiled floor and part tiled walls.
Open plan Living Room / Dining Room / Kitchen	6.0m 19'1"	4.6m 15'1"	Modern fitted kitchen with range of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dish washer. TV point. Double glazed sliding patio door to rear garden.
Upstairs			
Bedroom 3	6.00m 19'8"	2.6m 8'6"	Fitted wardrobes and vanity unit.
Bedroom 4	6.00m 19'8"	4.25m 13'11"	Fitted wardrobes.
Ensuite / Shower Room	2.1m 6'8"	2.3m 7'5"	Fully tiled shower cubicle with Triton T90 Z electric shower. WC. Wash hand basin.