

Upstairs		
Accommodation	Size M. Ft.	Description
Shower Room	2.1m x 1.7m 6'9" x 5'6"	Shower cubicle with Gainsborough electric shower. W.C. Wash hand basin.
Bedroom 2	4m x 3.95m 13'1" x 13'	Fitted wardrobe.
Bedroom 3	4m x 3.25m 13'1" x 10'7"	
Bedroom 4	2.4m x 3m 7'9" x 9'8"	Fitted wardrobe.

Outside

Walled and railed front garden, part lawned and gated drive-way with off-street parking. Enclosed rear garden mainly laid to lawn. Garden shed.



"The Home of High Standards"

PRSA Licence 002371

Viewing strictly by appointment

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11 Ballykeeffe Estate,
Dooradoyle,
Limerick

Price Guide:

Region €179,950

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

New to the market comes this fine three / four bedroom semi-detached property which is located opposite The Crescent Shopping Centre and close to a host of amenities to include schools, shops, public transport and only a short drive from Limerick City Centre.

The spacious accommodation comprises of entrance hallway, living room, sitting room, kitchen, dining room, downstairs bedroom and bathroom. Upstairs there are a further 3 bedrooms and shower room.

Outside the property is further enhanced with a private rear garden and a good sized front garden with ample off-street parking.

A viewing of this property is recommended.

Special Features

- * Semi-detached
- * Oil Fired Central Heating
- * Four bedrooms
- * Three reception rooms
- * Private rear garden
- * Located opposite the Crescent Shopping Centre.
- * Adjacent to all necessary amenities.
- * Modern fitted kitchen
- * Off-street parking



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Porch		Bronze aluminium sliding porch door. Porch light. Tiled floor.
Entrance Hallway	3.7m x 2.1m 12'1" x 6'9"	Hardwood entrance door. Telephone point. Understairs storage area.
Living Room	4m x 3.2m 13'1" x 10'5"	Tiled fireplace. Coving. Double glass panelled doors to....
Sitting Room	3.65m x 3.9m 12' x 12'8"	Tiled fireplace. Coving. Shelving. T.V. point.
Kitchen	4.45m x 2.35m 14'6" x 7'7"	Modern fitted shaker styled kitchen with an array of eye and floor level units. Cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Zanussi electric oven. 4 plate gas hob. Extractor fan.
Dining Room	2.35m x 2.45m 7'7" x 8'	
Bathroom	1.45m x 1.72m 3'3" x 5'6"	Bath. W.C.. Wash hand basin. Extractor fan.
Bedroom 1	2.7m x 2.4m 8'9" x 7'9"	