## **Outside**

Fully enclosed south facing rear garden with lawn area and large timber deck with rail surround. Front garden with tarmacadam driveway and border areas with maturing shrubs and trees.



## 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.



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24 Glendara, Kilteragh, Dooradoyle, Limerick.

## Price

Region €139,950

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

We are delighted to offer for sale this very well presented home in this increasingly popular estate of Kilteragh which is adjacent to many amenities to include the Crescent Shopping Centre, Crescent Comprehensive school, public transport and all other necessary amenities.

The bright, well decorated acommodation comprises of entrance hallway, living room, kitchen / dining room, guest W.C., three bedrooms (main ensuite) and bathroom.

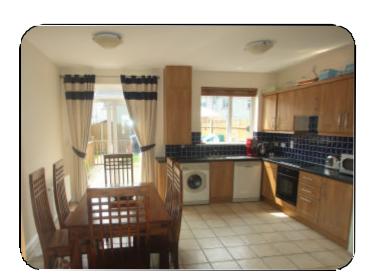
Outside the property is further enhanced by a south facing rear garden and off street parking to the front.

iewing is highly recommended.

## Special Features

- \* End terrace
- \* Double glazed PVC windows
- \* Gas fire central heating
- \* South facing rear garden
- \* Three double bedrooms

- \* Excellent decorative condition
- \* Large deck area
- \* Overlooking green to the front
- \* Ensuite
- \* Guest W.C.



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	1.9m x 1.76m 6'2" x 5'8"	Hardwood entrance door. Telephone point. Tiled floor. Door to
Living Room	4.5m x 3.58m 14'8" x 11'7"	Feature log burning electric effect fire. Timber flooring. Telephone point. Double glass pannelled doors leading to
Kitchen / Dining Room	4.53m x 4.6m 14'9" x 15'	Modern fitted shaker style kitchen with ample array of eye & floor level units. Two cutlery drawers, pot drawer. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Fully tiled floor. Double glazed sliding patio door to rear garden.
Guest W.C.	1.63m x 1.07m 5'3" x 3'5"	W.C. Wash hand basin. Tiled floor.
Landing		Hotpress with dual immersion.
Bathroom	2.6m x 2m 8'5" x 6'6"	Bath with glass shower door. Tiled surround w.c. and wash hand basin. Fully tiled floor.
Bedroom 1	4.3m x 2.5m 14' x 8'2"	Telephone point. T.V. point. Fitted wardrobes.
Ensuite	2.5m x .9m 8'2" x 29'5"	Fully tiled shower cubicle with Triton T90si electric shower. W.C. and wash hand basin. Tiled floor and extractor fan.
Bedroom 2	2.6m x 3.85m 8'5" x 27'4"	Fitted wardrobes.
Bedroom 3	3.5m x 2m 11'5" x 6'6"	Fitted wardrobes.