



FOR SALE BY PRIVATE TREATY

**13 DOWNEY STREET,
KILLALEE,
LIMERICK CITY.**

PRICE REGION: €140,000



DESCRIPTION

A unique opportunity arises to acquire this upgraded and extended 3 bedroomed semi detached residence centrally located close to the city centre.

The bright, spacious, extended accommodation comprises of entrance hallway, living room, family room, kitchen, dining room, shower room and bedroom downstairs and upstairs there are a further two bedrooms and bathroom.

The property is positioned on a large corner site offering great parking space, a large cobblelock front garden and cobblelocked side and rear gardens.

Viewing of this property is highly recommended.



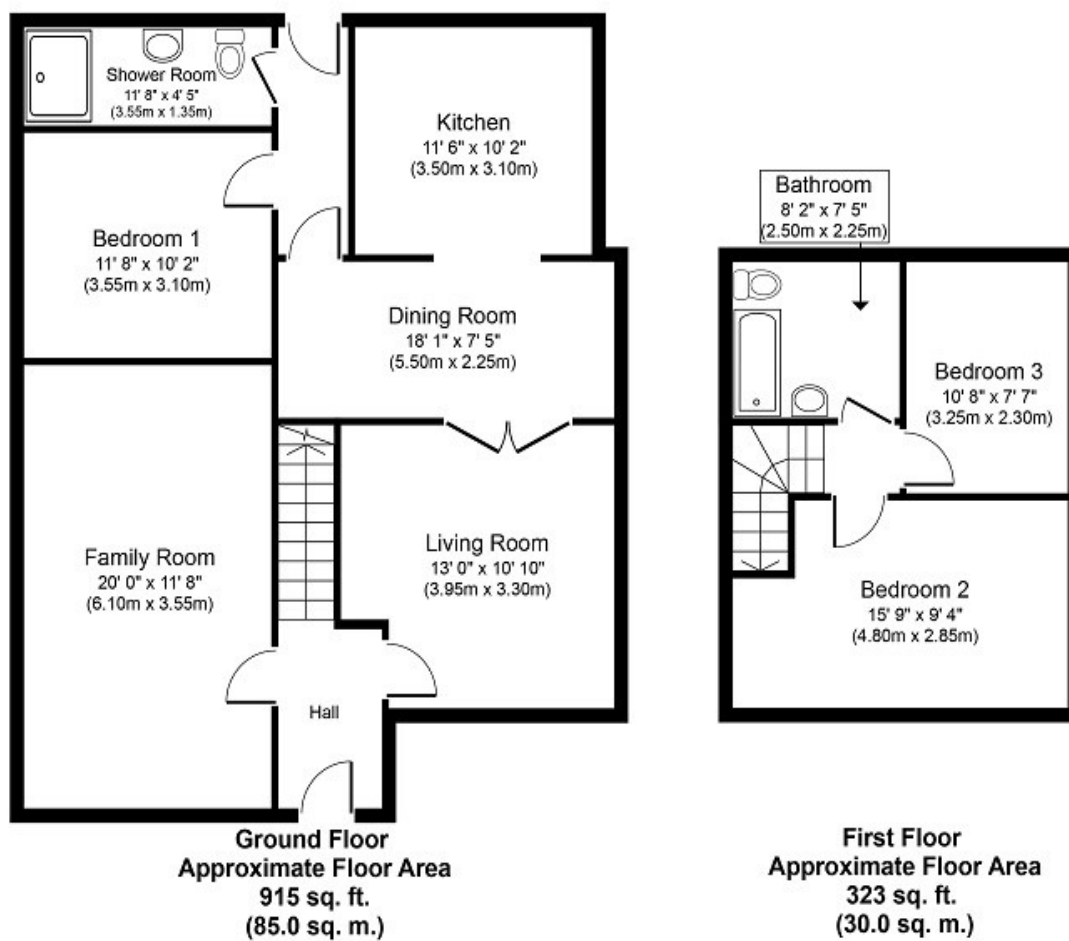


SPECIAL FEATURES

- * Gas fired central heating
- * Double glazed windows
- * 2 Reception rooms
- * 3 Bedrooms
- * 2 Bathrooms
- * Extended
- * Semi detached
- * Off street parking
- * Excellent condition
- * Close to all amenities

ACCOMMODATION

- | | | |
|--------------------------------|-----------------------------|--|
| • Entrance Hallway | | Woodgrain PVC entrance door. Parquet flooring. Telephone point. |
| • Living Room | 3.3m x 3.95m | Feature marble fireplace. Parquet flooring. TV point. |
| • Kitchen / Dining Room | 3.5m x 3.1m
5.5m x 2.25m | Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Granite worktop space. Rangemaster double oven. Fitted microwave. Electrolux four plate ceramic hob and extractor fan. Integrated whirlpool dishwasher and integrated Zanussi fridge freezer. Fully tiled floor. |
| • Family Room | 3.55m x 6.1m | Hardwood polished oak flooring. TV point. |
| • Bedroom 1 | 3.55m x 3.1m | Solid timber flooring. Wall to wall sliderobes. |
| • Shower Room | 1.35m x 3.55m | Shower cubicle with sliding glass shower door. W.C. Wash hand basin in vanity unit. Heated towel rail. Fully tiled walls and floor. |
| Upstairs | | |
| • Bedroom 2 | 2.85m x 4.80m | Solid timber flooring. Wall to wall sliderobes. |
| • Bedroom 3 | 2.3m x 3.25m | Solid timber flooring. Modern fitted wardrobes. |
| • Bathroom | 2.25m x 2.50m | Bath. W.C. Wash hand basin in vanity unit. Heated towel rail. Fully tiled walls and floor. |
| • Outside | | Fully walled front garden with entrance via double steel gates. The entire front and side is cobblelocked. Gated side entrance way. Walled rear garden. Garden shed of block construction. The rear garden is fully cobblelocked. |



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PRICE

€140,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY ODWYER

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.