

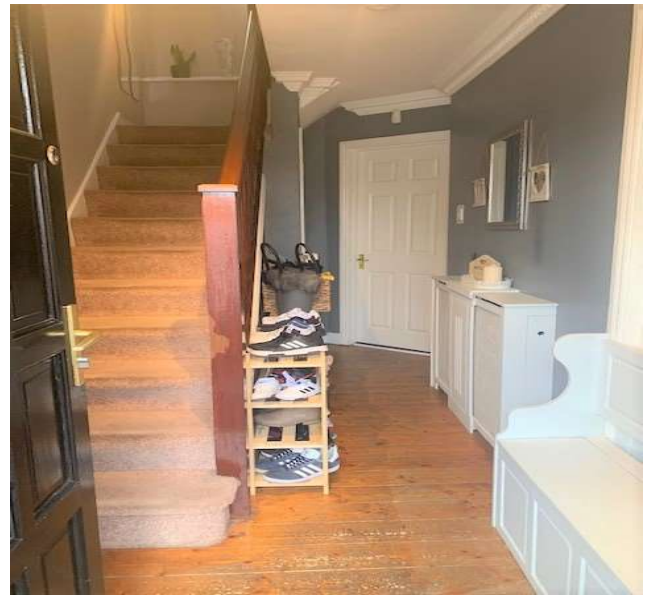


FOR SALE BY PRIVATE TREATY

**NO. 100 KILTERAGH,
DOORADOYLE,
LIMERICK V94A5WH**

PRICE: €265,000

BER C2



DESCRIPTION

We are delighted to offer for sale this well maintained three bedroom semi in this popular estate of Kilteragh which is close to amenities such as the Crescent Shopping Centre, Crescent College Comprehensive School, University Hospital Limerick and just a short drive from Limerick City Centre.

The bright and spacious accommodation comprises of entrance hallway, living room, kitchen / dining room, guest w.c., three double bedrooms main ensuite and bathroom.

Outside there is a large private rear garden and a front garden with off street parking.

A viewing of this property is highly recommended.





SPECIAL FEATURES

- Semi detached
- Double glazed windows
- Gas fired central heating
- 3 double bedrooms
- Large rear garden which is not overlooked
- Adjacent to the Crescent Shopping Centre and Crescent College Comprehensive
- Easy commute to city centre
- Easy access to M7 and M20

ACCOMMODATION

- Entrance Hallway**

Hardwood entrance door with frosted leaded and stained glass panelled windows. Timber flooring, Radiator cover. Coving. Alarm point. Under stairs storage plumbed for washing machine and also has plumbing for toilet and wash hand basin.
- Living Room**

Centre piece and coving. Feature marble fireplace with marble hearth and ornate surround. Timber flooring. TV point. Double doors to...
- Kitchen / Dining Room**

Kitchen with array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Tiled floor in kitchen area. Timber flooring in the dining area. Breakfast counter.
- Upstairs**

Landing. Hotpress with dual immersion.
- Bedroom 1**

Timber flooring. Range of fitted wardrobes.
- Ensuite**

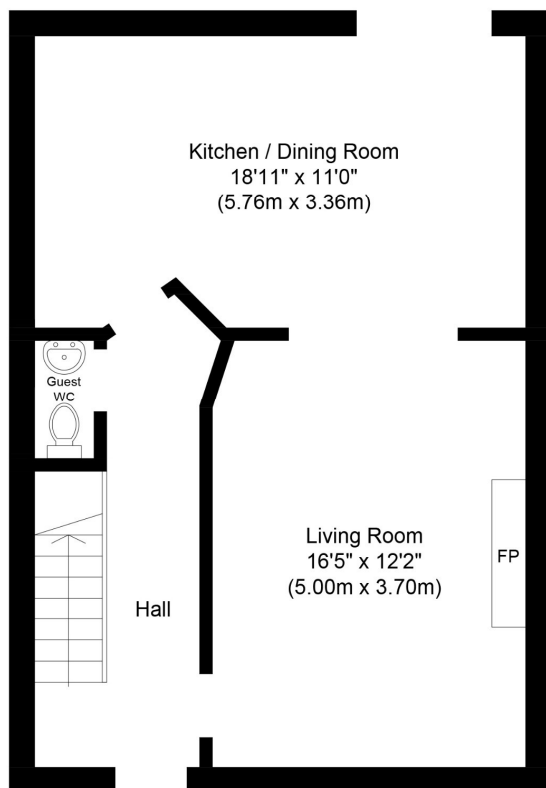
Tiled shower cubicle with Triton T90 Z electric shower. W.C. Wash hand basin, Extractor fan.
- Bedroom 2**

Fitted wardrobes.
- Bedroom 3**

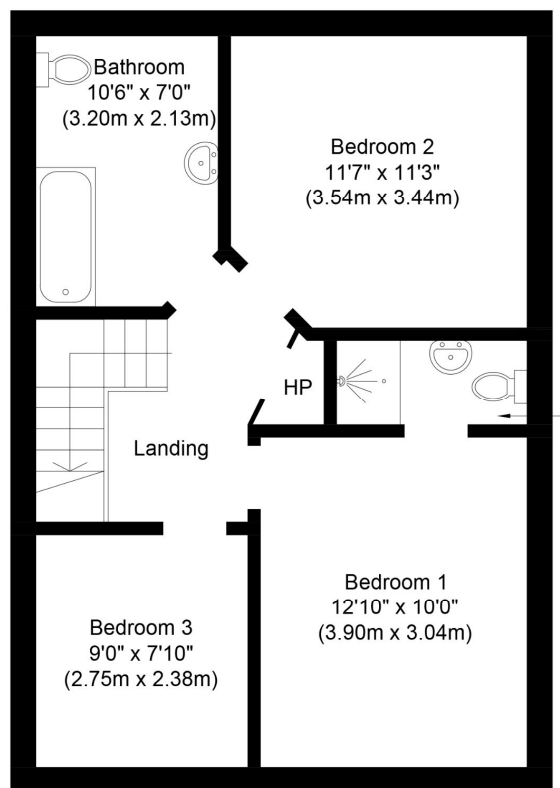
Fitted shelving.
- Bathroom**

Bath. W.C. Wash hand basin. Tiled floor. Part tiled walls.
- Outside**

Walled and fenced rear garden with large raised deck area circular flagged patio. Raised flower beds with a variety of plants, shrubs and trees. Gated side entrance way. Garden is a private rear garden not overlooked. Outside tap and light. Front garden with off street parking.



Ground Floor
Approximate Floor Area
540 Sq. ft.
(50.2 Sq. m.)



First Floor
Approximate Floor Area
540 Sq. ft.
(50.2 Sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

€265,000

DIRECTIONS

Google Map: V94A5WH

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
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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.