

Outside

Extra large rear garden, walled and fenced. Gated side entrance way. Outside tap and light. Front garden part lawned with driveway.



Viewing strictly by appointment

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**56 Taracrea,
Kilteragh,
Dooradoyle,
Limerick.**

Price

Region €139,950

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

Presented in fine decorative condition throughout we are delighted to offer for sale this three bedroom residence which is positioned adjacent to the Crescent Shopping Centre, Crescent Comprehensive school and Southern Ring Road whilst only a short drive from the city centre.

Accommodation comprises entrance hallway, guest W.C. living room, kitchen / dining room, three bedrooms (main ensuite) and bathroom.

Outside the property is further enhanced by extra large rear garden and front garden with off street parking.

Viewing is highly recommended.

Special Features

- * End of terrace
- * Double glazed PVC windows
- * Alarm
- * GFCH
- * Cul de sac
- * Large open green area to front
- * Extra large garden to rear
- * Modern kitchen
- * Excellent decorative condition
- * c.97.91 Sq. M. (1,054 Sq. Ft.)
- * BER: C3



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	5.3 m x 1.8 m 17'4" x 5'9"	Hardwood entrance door. Alarm point. Telephone point. Solid timber flooring.
Living Room	3.45 m x 6.12 m 11'3" x 20'1"	Feature fireplace with gas coal effect fire inset and marble hearth. Solid timber flooring. Centre piece & coving. Large bay window. TV point. Double doors to...
Kitchen / Dining Room	5.32 m x 3.55 m 17'5" x 11'7"	Modern fitted kitchen with an ample array of eye & floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Whirlpool electric oven and four plate ceramic hob & extractor fan. Tiled kitchen floor. Solid floor in dining area. Double glazed PVC sliding patio door to rear garden.
Guest WC	2.0 m x 1.5 m 6'6" x 4'9"	WC Wash hand basin. Tiled floor.
Landing		Hotpress with dual immersion.
Bedroom 1	4.2 m x 3.2 m 13'8" x 10'5"	Fitted wardrobes. TV & telephone point.
Ensuite	2.06 m x 1.47 m 6'8" x 4'8"	Shower cubicle with Triton T90 xr electric shower. W.C. Wash hand basin in vanity unit.
Bedroom 2	5.15 m (into bay) x 2.87 m 16'9" x 9'4"	Fitted wardrobes. Large bay window.
Bedroom 3	2.8 m x 2.33 m 9'2" x 7'6"	Fitted wardrobe.
Bathroom	2.3 m x 1.8 m 7'6" x 5'9"	Bath. WC Wash hand basin.