



**FOR SALE BY PRIVATE TREATY**

**87 BALLYKEEFFE ESTATE,  
DOORADOYLE,  
LIMERICK V94D8XA**

**PRICE: €235,000**

**BER E2**





## DESCRIPTION

We are delighted to offer for sale this fine three bedroom semi detached property in this mature settled estate which is adjacent to the Crescent Shopping Centre and University Hospital Limerick and just a short drive to the city centre.

Accommodation comprises of entrance porch, entrance hallway, living room, kitchen / dining room, breakfast room, utility room, shower room, three bedrooms, shower room and garage.

Outside the property is further complimented by a mature enclosed lawned rear garden with Liscannor patio and front garden with off street parking.



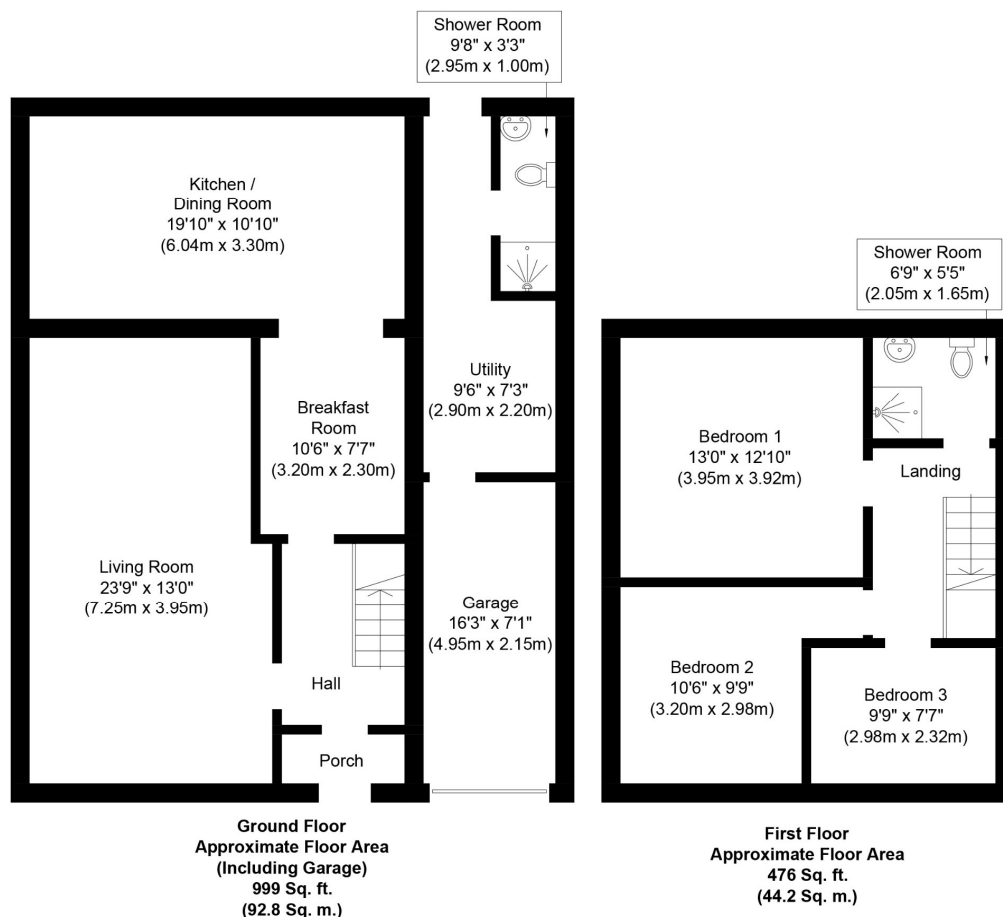


## SPECIAL FEATURES

Semi detached  
 Double glazed windows  
 Oil fired central heating  
 Modern fitted kitchen  
 South west facing rear garden  
 Adjacent to Crescent Shopping Centre and University Hospital Limerick

## ACCOMMODATION

- |  |   |
|--|---|
| • Entrance Porch                           | Sliding porch door. Porch light. Tiled floor.   |
| • Entrance Hallway                         | Hardwood entrance door. Modern tiled floor. Under stairs storage area. Telephone point.   |
| • Living Room<br>(formerly two receptions) | Feature stone fireplace. TV point.  |
| • Kitchen / Dining Room                    | Modern fitted kitchen with ample array of eye and floor level units. Cutlery drawer. Two pot drawers. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Modern tiled floor. Beko double oven. Belling four plate gas hob. Belling extractor fan. Integrated Hoover dishwasher. |
| • Breakfast Room                           | Modern tiled floor.   |
| • Utility Room                             | Plumbed for washing machine. Vented for dryer. Single drainer one and half bowl stainless steel sink unit with mixer tap. Floor level presses. Tiled floor.   |
| • Shower Room                              | Shower cubicle. Fully tiled. W.C. Wash hand basin. Tiled floor.   |
| • Upstairs                                 |   |
| • Shower Room                              | Shower with Triton T90 Z electric home. W.C. Wash hand basin. Fully tiled walls and floor.  |
| • Bedroom 1                                |   |
| • Bedroom 2                                |   |
| • Bedroom 3                                |   |
| • Garage                                   | Double teak doors.  |
| • Outside                                  | South west facing walled and fenced rear garden mainly laid to lawn. Liscannor flagged patio. Front garden part lawned and gated driveway.  |



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

€235,000

## DIRECTIONS

Google Map: V94D8XA

## 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.