

Outside

Fully walled front garden. Gated side entrance way. Large rear garden mainly laid to lawn, walled to both sides & fenced to rear. Patio area. Outside tap and light.

Directions

Proceed to end of O'Curry Street. At roundabout follow road towards the West End. Turn left by the old Victoria Hotel. Take 2nd left.



**3 Pairc Na Blathanna,
Kilkee,
Co. Clare.**

Viewing strictly by appointment

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Price

Region €134,950

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

A great opportunity arises to acquire this fabulous seaside resort property, which is located within 100 metres of the promenade and beach and positioned in a modern cul de sac estate just a short walk from the town centre and all its amenities.

The property, built c. 2004 comprises of entrance hallway, living room / dining room / kitchen, utility, shower room, three bedrooms and bathroom.

The well presented property is further enhanced by a large rear garden and front garden with driveway.

Special Features

- * Semi detached
- * Double glazed windows
- * Excellent condition
- * Large rear garden
- * Contents included
- * 100 metres from beach front
- * Electric central heating
- * Cul de sac



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway		Hardwood floor. Understairs storage area.
Living Room	7.58m x 4.0m 24'8" x 13'1"	Tiled Floor. Hardwood oak flooring. Feature cast iron fireplace with ornate surround & marple hearth. T.V. point.
Kitchen / Dining Room	3.64m x 2.2m 11'9" x 7'2"	Ample array of eye and floor level units. Electrolux electric oven & four plate hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap. Splash back area. Plumbed for dishwasher.
Utility Room	2.66 m x 2.1 m 8'7" x 6'9"	Plumbed for washing machine. Tiled floor. Eye and floor level units. Worktop.
Shower Room	2.66m x 1.0m 8'7" x 3'3"	Fully tiled floor & walls. Mira Elite 2 electric shower. W.C. Wash hand basin.
Landing		Hotpress with dual immersion.
Bathroom	2.16m x 1.96m 7'1" x 6'4"	Fully tiled walls & floor. Bath with shower attachment. W.C. Wash hand basin.
Bedroom 1	3.77m x 3.42m 12'4" x 11'2"	Pine flooring.
Bedroom 2	4.0m x 3.88m 13'1" x 12'7"	Pine flooring.
Bedroom 3	2.4m x 2.35m 7'8" x 7'7"	Pine flooring.