



FOR SALE BY PRIVATE TREATY

**106 KILTERAGH,
DOORADOYLE,
LIMERICK V94FY8D**

PRICE: €260,000

BER D1



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 rear garden and a front garden with a driveway. There is also an extra room to the rear of the house for outdoor entertaining.

A viewing of this property is highly recommended.



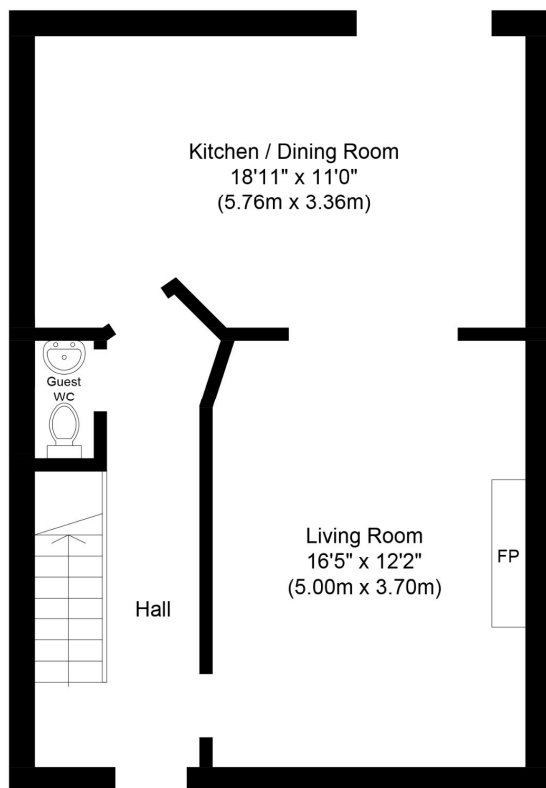


SPECIAL FEATURES

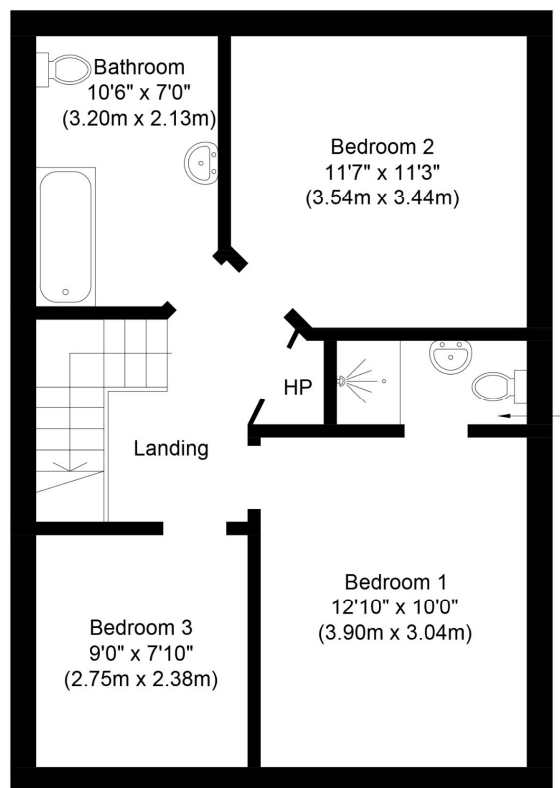
- Semi detached
- Double glazed windows
- Gas fired central heating (new boiler 2022)
- 3 double bedrooms
- Large rear garden which is not overlooked
- Adjacent to the Crescent Shopping Centre and Crescent College Comprehensive
- Easy commute to city centre
- Easy access to M7 and M20

ACCOMMODATION

- | | |
|--------------------------------|---|
| • Entrance Porch | Porch light. |
| • Entrance Hallway | Hardwood entrance door with leaded and frosted glass side panels, Telephone point. Centre piece and coving. |
| • Guest W.C. | W.C. and wash hand basin. |
| • Living Room | Feature marble open fireplace with ornate surround and marble hearth. TV point. Centre piece and coving. Double doors to... |
| • Kitchen / Dining Room | Ample array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Breakfast counter. Double glazed sliding patio door to rear garden. |
| • Upstairs | |
| • Landing | Hotpress with dual immersion. |
| • Bathroom | Bath. W.C. Wash hand basin. |
| • Bedroom 1 | Range of fitted wardrobes. |
| • Ensuite | Tiled shower cubicle with Triton T80 electric shower. W.C. Wash hand basin. Extractor fan. |
| • Bedroom 2 | Fitted wardrobes. |
| • Bedroom 3 | |
| • Outside | Fully enclosed private large rear garden mainly laid to lawn. Garden shed. Raised deck area with overhead awning providing a great outdoor space for entertaining. Front garden lawned and concrete driveway. |



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

€260,000

DIRECTIONS

Google Map: V94FY8D

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

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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.