



**FOR SALE BY PRIVATE TREATY**

**NO. 43 TARA CREA,  
KILTERAGH,  
DOORADOYLE,  
LIMERICK V94PYY9**

**PRICE: €335,000**

**BER C2**





## DESCRIPTION

Property Partners de Courcy O'Dwyer are pleased to announce the sale of this fabulous three bedroomed property in this highly popular estate of Kilteragh located within close proximity to the Crescent Shopping Centre, UHL, Raheen Business Park, Crescent College Comprehensive and just a short drive from the city centre.

The bright and spacious accommodation of this well cared for home comprises of entrance hall, guest w.c., living room, kitchen/dining room, three bedrooms main ensuite and bathroom.

Outside the property is further enhanced with a private enclosed sunny rear garden. The front garden is part lawned and has off street parking.

A viewing is highly recommended.



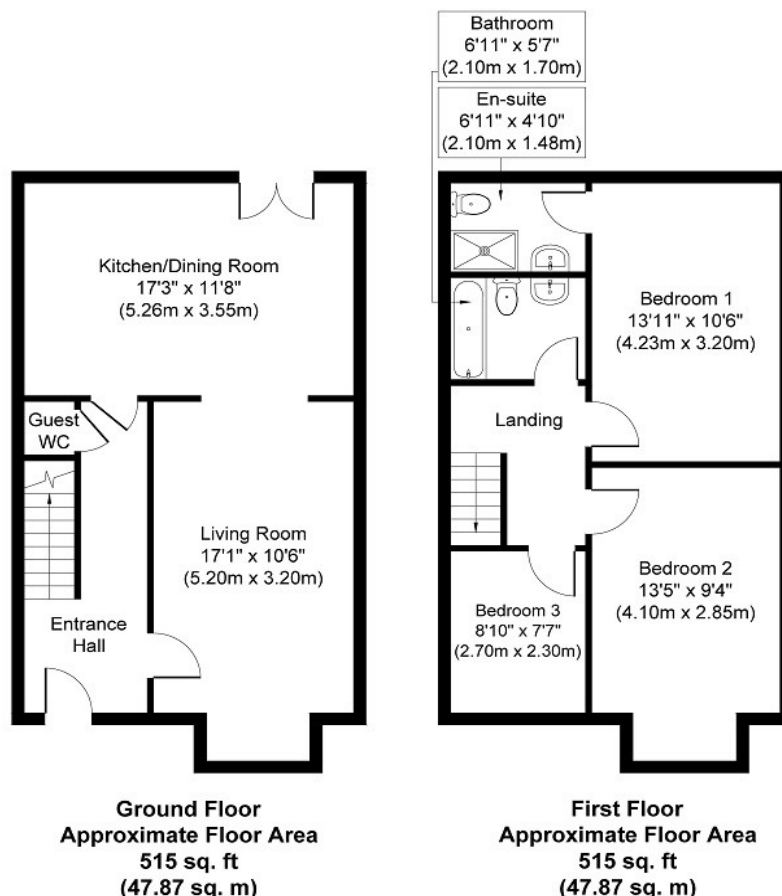


## SPECIAL FEATURES

Mid Terrace  
 Double glazed windows  
 Gas fired central heating  
 Cul de sac  
 Overlooking green area to the front  
 Private north west facing rear garden  
 Excellent condition  
 Guest W.C.  
 Ensuite  
 Off street parking  
 Adjacent to Crescent Comprehensive School, Crescent Shopping Centre and a short distance from UHL and the city centre

## ACCOMMODATION

- **Entrance Hall** Hardwood entrance door. Oak flooring. Under stairs storage.
- **Guest W.C.** Toilet. Wash hand basin. Extractor fan.
- **Living Room** Feature fireplace with gas coal affect fire inset. Marble hearth. Oak flooring. Coving. TV point, Bay window.
- **Kitchen / Dining Room** Modern fitted kitchen with array of eye and floor level units. Indesit electric oven and four plate gas hob. Extractor fan. Tiled floor. Plumbed for washing machine. Oak flooring in the dining area. Double glazed sliding patio door to rear garden.
- **Upstairs** Landing - Hot press with dual immersion. Access to attic via Stira staircase.
- **Bathroom** Bath with Triton T70 GSi plus electric shower. Glass shower door. W. C. Wash hand basin. Tiled floor. Tiled bath surround.
- **Bedroom 1** Range of fitted wardrobes. Telephone point.
- **Ensuite** Shower cubicle with Triton T70 GSi plus electric shower. W.C. Wash hand basin. Tiled floor. Tiled shower cubicle. Heated towel rail.
- **Bedroom 2** Fitted wardrobes and shelving.
- **Bedroom 3** Fitted wardrobes.
- **Outside** Enclosed and private north west facing rear garden with an extensive patio area. Barna shed. Front garden part lawned and 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. 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

€335,000

## DIRECTIONS

Google Map: V94PYY9

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

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**PROPERTY  
PARTNERS**

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