



FOR SALE BY PRIVATE TREATY

**112 KYLEMORE,
SCHOOL HOUSE ROAD,
CASTLETROY,
LIMERICK V94FF9H**

PRICE: €395,000





DESCRIPTION

No. 112 comprises of a very well presented 4 bedroom semi detached residence of approximately 1,370 Sq. Ft. plus 275 Sq. Ft. of a fully floored and plastered attic area. There is a good sized landscaped south facing rear garden which benefits from the sun from midday to sundown. Kylemore is one of Limericks most sought after developments being located in this exceptional residential location.

Inside the property comprises of an entrance hallway with understairs cloak room, guest w.c., living room, kitchen/dining room, utility room, while upstairs there are four bedrooms master ensuite, bathroom and hotpress. The attic area is accessed via a Stira staircase and is plastered, floored and painted. There is also a roof light. The property has been finished to a very high standard throughout with many attractive features.

Outside there is a cobble driveway suitable for two cars with gated side access to a private walled and landscaped rear garden. The garden area benefits from a good sized patio area and garden shed.

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SPECIAL FEATURES

Semi detached property of c. 1,370 Sq. Ft.

Attic area of 275 Sq. Ft.

Landscaped private rear garden

Four bedrooms master ensuite

Gas fired central heating

PVC triple glazed windows throughout

Walking distance to all amenities including shops, restaurants, schools, park etc.

One of Limerick's most sought after developments

The property is in excellent condition throughout

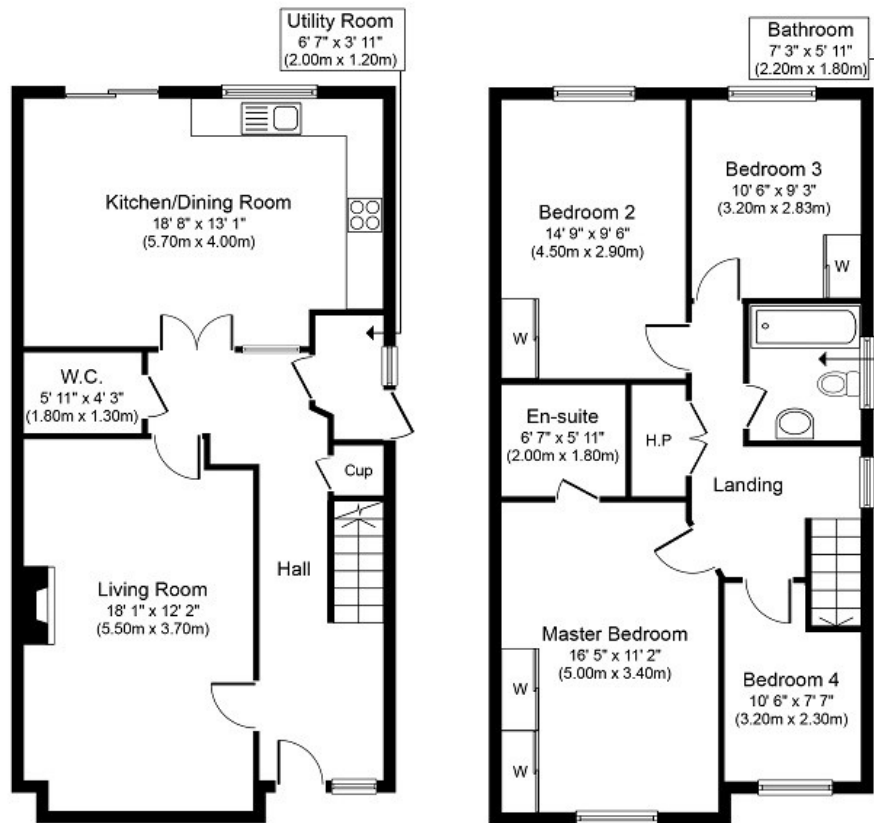
Block built home by Ryno Developments

Alarm

ACCOMMODATION

- **Entrance Hallway** Understairs cloak room. Engineered timber flooring.
- **Guest WC** 1.80m x 1.30m
- **Living Room** 3.70m x 5.50m Gas fireplace. TV point. Engineered timber flooring.
- **Kitchen / Dining Room** 5.70m x 4.00m Fitted kitchen with an ample array of eye and floor level units. Three cutlery drawers. Stainless steel sink unit with mixer tap. Tiled splash back. Chrome extractor fan with induction hob, cooker and built in microwave. Integrated dishwasher and fridge/freezer. Fully tiled floor. Sliding patio doors to rear garden.
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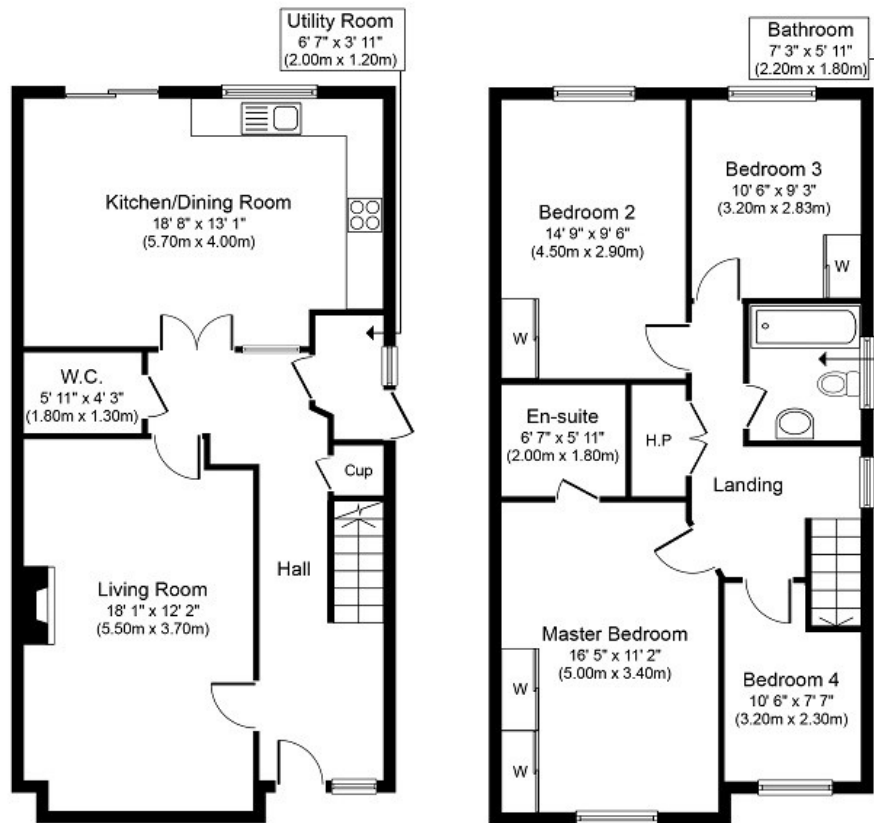
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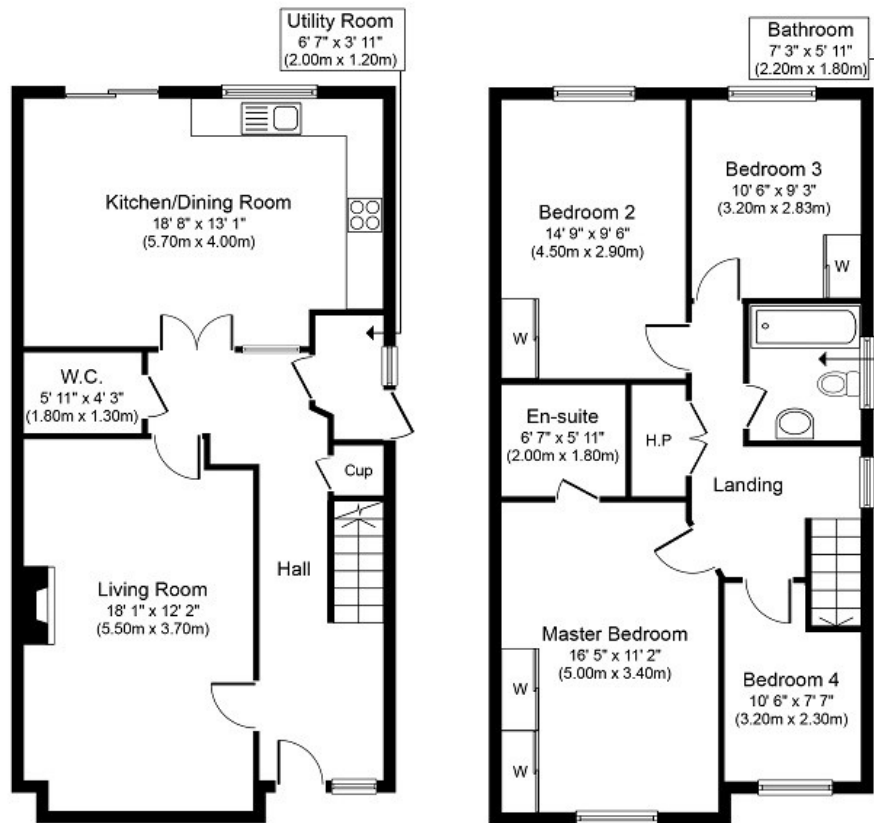
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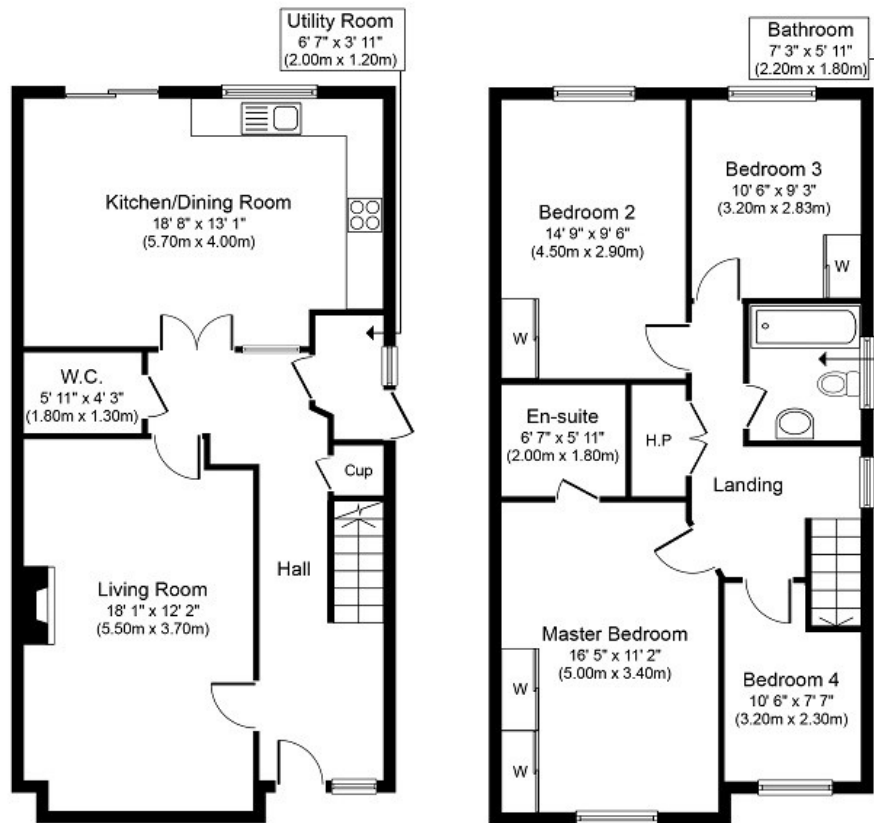
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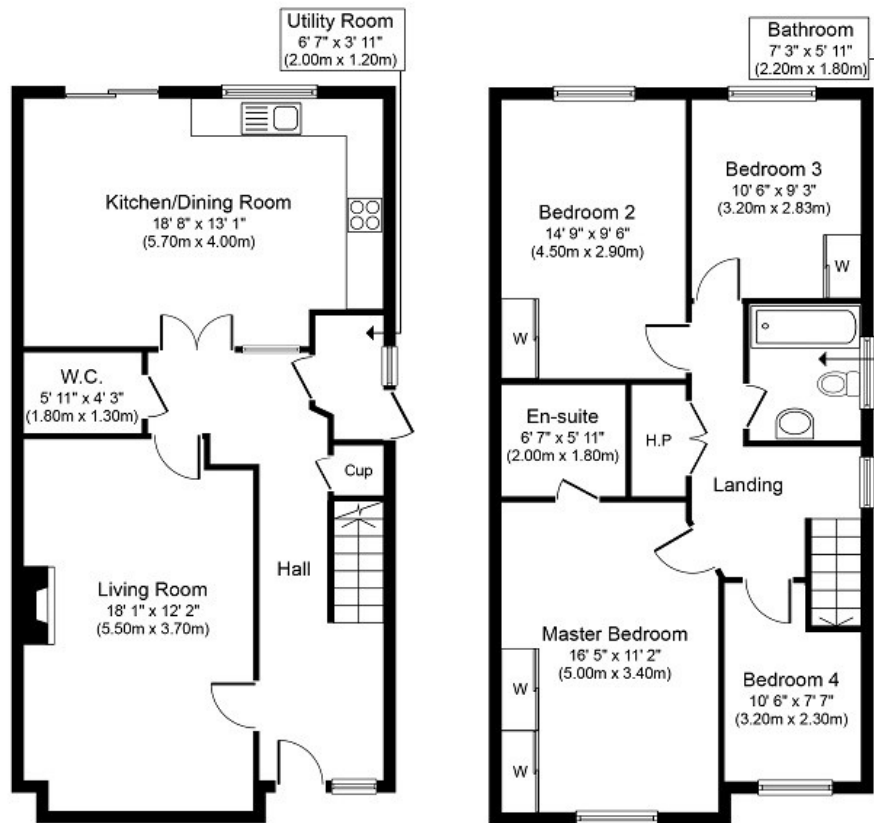
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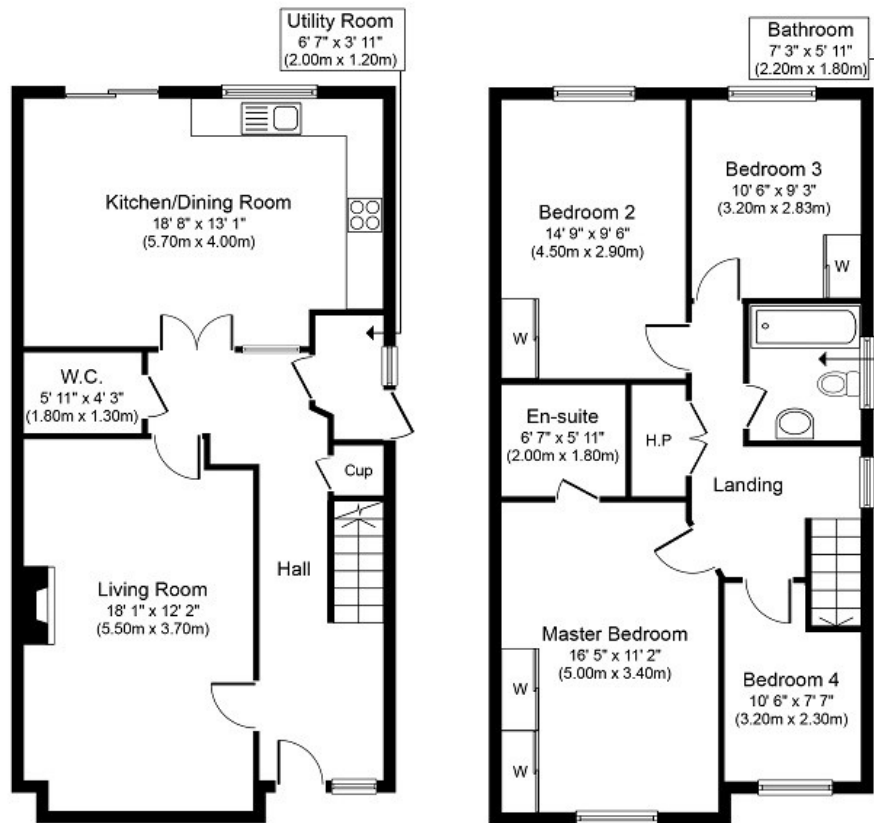
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- **Guest WC** 1.80m x 1.30m
- **Living Room** 3.70m x 5.50m Gas fireplace. TV point. Engineered timber flooring.
- **Kitchen / Dining Room** 5.70m x 4.00m Fitted kitchen with an ample array of eye and floor level units. Three cutlery drawers. Stainless steel sink unit with mixer tap. Tiled splash back. Chrome extractor fan with induction hob, cooker and built in microwave. Integrated dishwasher and fridge/freezer. Fully tiled floor. Sliding patio doors to rear garden.
- **Utility Room** 2.0m x 1.2m Eye level units with upright storage press. Worktop space. Plumbed for washing machine. Vented for dryer. Access to rear garden. Tiled floor.
- **Upstairs**
- **Landing** Hotpress with dual immersion. Access to attic via Stira staircase. Stairs and landing fully carpeted.
- **Bedroom 1** 3.40m x 5.00m Bay window. Double built-in wardrobes.
- **Ensuite** 2.0m x 1.8m Shower. W.C. W.H.B.
- **Bedroom 2** 2.9m x 4.5m Double built-in wardrobes.
- **Bedroom 3** 3.20m x 2.85m Double built-in wardrobes.
- **Bedroom 4** 3.2m x 2.3m
- **Bathroom** 1.87m x 2.20m Bath. W.C. W.H.B.
- **Outside** Cobbled driveway suitable for two cars with gated side access to a private landscaped rear garden. Patio area with garden shed.

This sale includes all carpets, blinds, electric light fittings (except living room), oven, hob, extractor fan, microwave and built in appliances (dishwasher, fridge/freezer).



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

€395,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

On entering Kylemore take the fifth left and the property is the second on the left or use Eircode V94FF9H.

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.