

Outside

Fenced rear garden entirely cobble locked. Outside tap & light. Large Barna garden shed. Pedestrian gate to rear access. Outside to the front there are communal gardens and parking area.



Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



28 Kilteragh,
Dooradoyle,
Limerick.

Price

Region €110,000

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

Presented in fine decorative condition throughout we are delighted to offer for sale this three bedroom residence which is positioned adjacent to the Crescent Shopping Centre, Crescent Comprehensive school and Southern Ring Road whilst only a short drive from the city centre.

Accommodation comprises entrance hallway, guest W.C. living room, kitchen/dining room, three bedrooms (main ensuite) and bathroom.

Viewing is highly recommended.

Special Features

- * Mid terraced
- * Double glazed PVC windows
- * Gas fire central heating
- * Alarm
- * Three bedrooms
- * Ensuite
- * Excellent decorative condition
- * Adjacent to the Crescent Shopping
- Centre & Crescent Comp school
- * Access to rear
- * Maintenance free rear garden
- * Guest W.C.



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	5.5 m x 1.95 m 18' x 6'4"	Hardwood entrance door. Tiled floor. Centre piece & coving. Alarm point.
Guest W.C.		W.C. Wash hand basin. Tiled floor. Extractor fan.
Living Room	4.8 m x 3.72 m 15'7" x 12'2"	Feature fireplace with gas coal effect fire. Centre piece & coving. TV point. Wide plank timber flooring. Double doors to...
Kitchen/Dining Room	5.7 m x 3.9 m 18'7" x 12'8"	Fitted kitchen with an array of eye & floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap & tiled splashback area. Breakfast counter. Plumbed for dishwasher & washing machine. Extractor fan. Fully tiled floor. Double glazed sliding patio door to rear garden.
Landing		Hot press with dual immersion. Access to attic via stira.
Bathroom	2.2 m x 1.72 m 7'2" x 5'6"	Bath with Wainescotting surround. WC Wash had basin. Fully tiled floor. Extractor fan.
Bedroom 1	4.03 m x 3.25 m 13'2" x 10'6"	Range of fitted wardrobes. TV point.
Ensuite	1.5 m x 2.3 m 4'9" x 7'5"	Fully tiled shower cubicle with Triton T80i electric shower. WC Wash hand basin. Fully tiled floor.
Bedroom 2	3.05m x 3.3 m 10' x 10'8"	Range of fitted wardrobes.
Bedroom 3	2.76 m x 2.5 m 9'1" x 8'2"	