

Upstairs			
Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress with dual immersion. Access to attic via stira staircase.
Bathroom	2.2m x 1.7m 7'2" x 5'6"		Bath with Triton T80si electric shower. Glass shower door. Fully tiled surround. W.C. & wash hand basin.
Bedroom 1	4.25m x 3.25m 13'9" x 10'6"		Range of fitted wardrobes.
Ensuite	2.1m x 1.0m 6'8" x 3'2"		Fully tiled shower cubicle with Triton T90si electric shower. W.C. and wash hand basin.
Bedroom 2	3.4m x 2.6m 11'2" x 8'5"		Fitted wardrobe.
Bedroom 3	3.15m x 2.66m 10'3" x 8'7"		Fitted wardrobe.
Bedroom 4	3.15m x 3.2m 10'3" x 10'5"		Fitted wardrobes.

### Outside

Front garden mainly laid to lawn with driveway. Gated side entrance way. South west facing enclosed and landscaped rear garden with part lawn, patio area and enclosed run. Barna Shed. Outside tap and light.

### Viewing strictly by appointment

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**46 Kilteragh,  
Dooradoyle,  
Limerick.**

### Price

Region €185,000

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

We are delighted to offer for sale this magnificent extended 4 bedroomed family home in this mature suburb in Dooradoyle which is in close proximity to excellent schools, shopping facilities, excellent road infrastructure and only a short distance from the city centre.

The bright, airy, spacious and well decorated accommodation comprises of entrance porch, entrance hall, living room, dining room / family room, kitchen / breakfast room, utility room, guest w.c., four double bedrooms (main ensuite) and bathroom.

To the outside of this stunning property there is a south west facing landscaped rear garden and a front garden with off street parking.

An early viewing of this property is highly recommended.

#### Special Features

- \* Semi detached
- \* Gas fired central heating
- \* Alarm
- \* Double glazed windows
- \* Large kitchen extension
- \* South west facing landscaped rear garden
- \* Four double bedrooms
- \* 3 bathrooms
- \* Ensuite
- \* Utility room
- \* Excellent decorative condition
- \* Off street parking
- \* BER Rating: D2



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	5.4 m x 2.03m 17'7" x 6'7"	Hardwood entrance door frosted, leaded and stain glass inset. Centrepiece & Coving. Telephone point.
Guest W.C.	1.5m x 1.2m 4'9" x 3'9"	W.C. Wash hand basin.
Living Room	3.88m x 5.95m 12'7" x 19'5"	Centrepiece and coving. cast iron fireplace with g and tiled inset. Timber fl TV point. Double doors l to
Dining Room / Family Room	3.95m x 4.25m 12'9" x 13'9"	Fully tiled floor. Opening
Kitchen / Breakfast Room	3.6m x 3.95m 11'8" x 12'9"	Extended and modern fit shaker style kitchen with array of eye and floor lev units. Display cabinets. f wine rack. Four cutlery c ers. Single drainer 1&1/2 stainless steel sink unit v mixer tap. Plumbed for c washer. Fully tiled splash Fully tiled floor. Velux wir Door to garden.
Utility Room	1.9m x 3.7m 6'2" x 12'1"	Ample array of eye and f level units. Single drainer less steel sink unit with n tap. Four cutlery drawers Plumbed for washing ma Vented for dryer. Door to garden