



**FOR SALE BY PRIVATE TREATY**



**31 TARA CREA,  
KILTERAGH,  
DOORADOYLE,  
LIMERICK V94TR8W**

**Excess: €195,000**

**BER C3**



## DESCRIPTION

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We are delighted to offer for sale this superbly maintained three bedroomed family home in this popular estate close to a host of amenities to include The Crescent Shopping Centre, University Hospital Limerick, Limerick City and County Council offices as well as many schools.

The bright and spacious accommodation comprises of entrance hallway, guest W.C, living room, kitchen / dining room, 3 bedrooms main ensuite and bathroom.

Outside the property is further enhanced with a maintenance free private rear garden, front garden with offstreet parking and benefits from overlooking a large green area.

A viewing of this property is highly recommended.



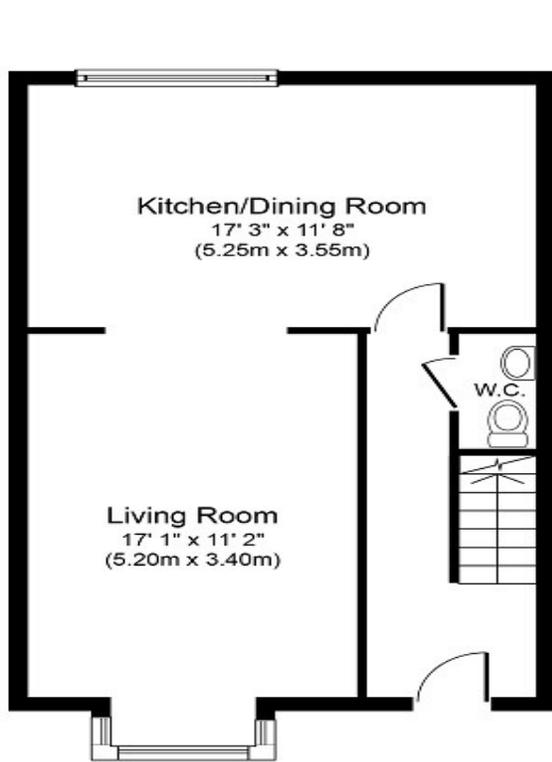


## SPECIAL FEATURES

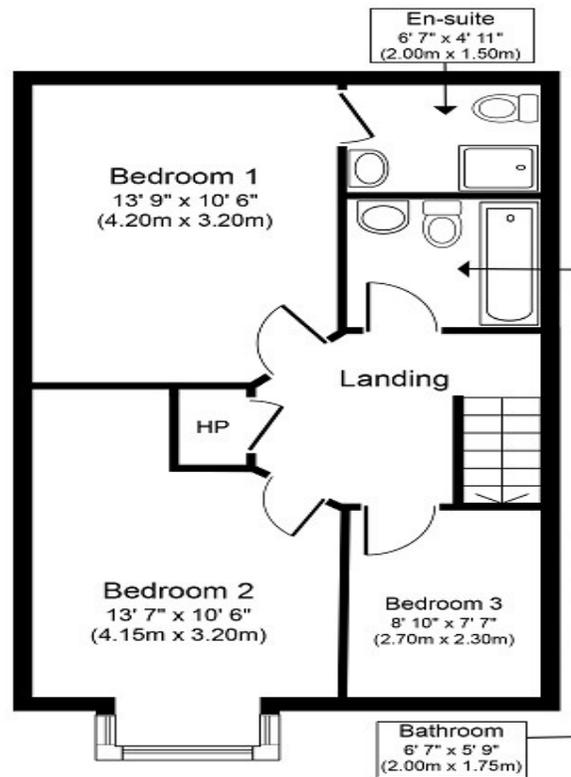
- Gas fired central heating
- Double glazed windows
- Alarm
- Excellent decorative condition
- Overlooking a green area to the front
- Private rear garden
- Adjacent to Crescent Shopping Centre, Limerick City & County Council Offices, Crescent College Comprehensive

## ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door with leaded and frosted side panel. Telephone point. Hardwood polished solid oak flooring. Understairs storage.
- **Guest W.C.** Toilet. Wash hand basin. Hardwood polished solid oak flooring. Extractor Fan.
- **Living Room** 5.2m x 3.4m Feature cast iron fireplace with gas coal effect fire inset and marble hearth. Timber flooring. TV point. Large bay window. Centre piece coving. Double doors leading to....
- **Kitchen / Dining Room** 5.25m x 3.55m Ample array of eye and floor level units. Four cutler drawers. Single drainer stainless steel sink unit with mixer tap. Beko electric oven. Four plate ceramic hob. Extractor fan. Plumbed for washing machine. Part tiled floor. Part timber flooring. Double glazed sliding patio door to rear garden.
- **Upstairs**
- **Landing** Hotpress with dual immersion.
- **Bedroom 1** 4.2m x 3.2m Range of fitted wardrobes. TV point. Telephone point.
- **Ensuite** 2.0m x 1.5m Fully tiled shower cubicle with glass sliding doors and Triton T90 SR electric shower. W.C. Wash hand basin. Tiled floor.
- **Bedroom 2** 4.15m x 3.2m Fitted wardrobes. Fitted shelving. Dimmer switch. Bay window.
- **Bedroom 3** 2.3m x 2.2m Fitted wardrobes.
- **Bathroom** 2.0m x 1.75m W.C. Wash hand basin.
- **Outside** Walled and fenced rear garden which is currently laid with a layer of stones to offer a maintenance free garden and a front garden part lawned and off street parking.



**Ground Floor**  
**Approximate Floor Area**  
**517 sq. ft.**  
**(48.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**517 sq. ft.**  
**(48.0 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. 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

Excess - €195,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

**M:** 061 410 410

**E:** decourcyodwyer@propertypartners.ie

**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.