

Upstairs			
Accommodation	Size		Description
	M.	Ft.	
Shower Room	2.1m x 1.7m 6'9" x 5'6"		Shower cubicle with Gainsborough electric shower. W.C. Wash hand basin.
Bedroom 2	4m x 3.95m 13'1" x 13'		Fitted wardrobe.
Bedroom 3	4m x 3.25m 13'1" x 10'7"		
Bedroom 4	2.4m x 3m 7'9" x 9'8"		Fitted wardrobe.

### Outside

Walled and railed front garden, part lawned and gated driveway with off-street parking. Enclosed rear garden mainly laid to lawn. Garden shed.



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PRSA Licence 002371

Viewing strictly by appointment

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11 Ballykeeffe Estate,  
Dooradoyle,  
Limerick

### Price Guide:

Region €179,950

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New to the market comes this fine three / four bedroom semi-detached property which is located opposite The Crescent Shopping Centre and close to a host of amenities to include schools, shops, public transport and only a short drive from Limerick City Centre.

The spacious accommodation comprises of entrance hallway, living room, sitting room, kitchen, dining room, downstairs bedroom and bathroom. Upstairs there are a further 3 bedrooms and shower room.

Outside the property is further enhanced with a private rear garden and a good sized front garden with ample off-street parking.

A viewing of this property is recommended.

### Special Features

- \* Semi-detached
- \* Oil Fired Central Heating
- \* Four bedrooms
- \* Three reception rooms
- \* Private rear garden
- \* Located opposite the Crescent Shopping Centre.
- \* Adjacent to all necessary amenities.
- \* Modern fitted kitchen
- \* Off-street parking



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Porch			Bronze aluminium sliding porch door. Porch light. Tiled floor.
Entrance Hallway	3.7m x 2.1m 12'1" x 6'9"		Hardwood entrance door. Telephone point. Understairs storage area.
Living Room	4m x 3.2m 13'1" x 10'5"		Tiled fireplace. Covng. Double glass panelled doors to....
Sitting Room	3.65m x 3.9m 12' x 12'8"		Tiled fireplace. Covng. Shelving. T.V. point.
Kitchen	4.45m x 2.35m 14'6" x 7'7"		Modern fitted shaker styled kitchen with an array of eye and floor level units. Cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Zanussi electric oven. 4 plate gas hob. Extractor fan.
Dining Room	2.35m x 2.45m 7'7" x 8'		
Bathroom	1.45m x 1.72m 3'3" x 5'6"		Bath. W.C.. Wash hand basin. Extractor fan.
Bedroom 1	2.7m x 2.4m 8'9" x 7'9"		