



FOR SALE BY PRIVATE TREATY

**29 BALLYKEEFFE ESTATE,
DOORADOYLE,
LIMERICK V94E2DP**

PRICE: €320,000



DESCRIPTION

We are delighted to offer for sale this recently refurbished three bedroom semi detached family home in this established and mature estate within close proximity to UHL, Crescent Shopping Centre and Limerick city centre.

The recently upgraded property has been rewired, replumbed and has had a new kitchen and bathroom suites installed. Accommodation comprises of entrance hall, family room, living room, open plan kitchen / dining room / sitting room, utility room, store room, bathroom, three bedrooms and shower room.

Outside this wonderful property is further enhanced with a large front garden with tarmacaded driveway, a south east facing rear court yard / garden and to the side of the property there is a store suitable for conversion subject to the necessary planning permission.



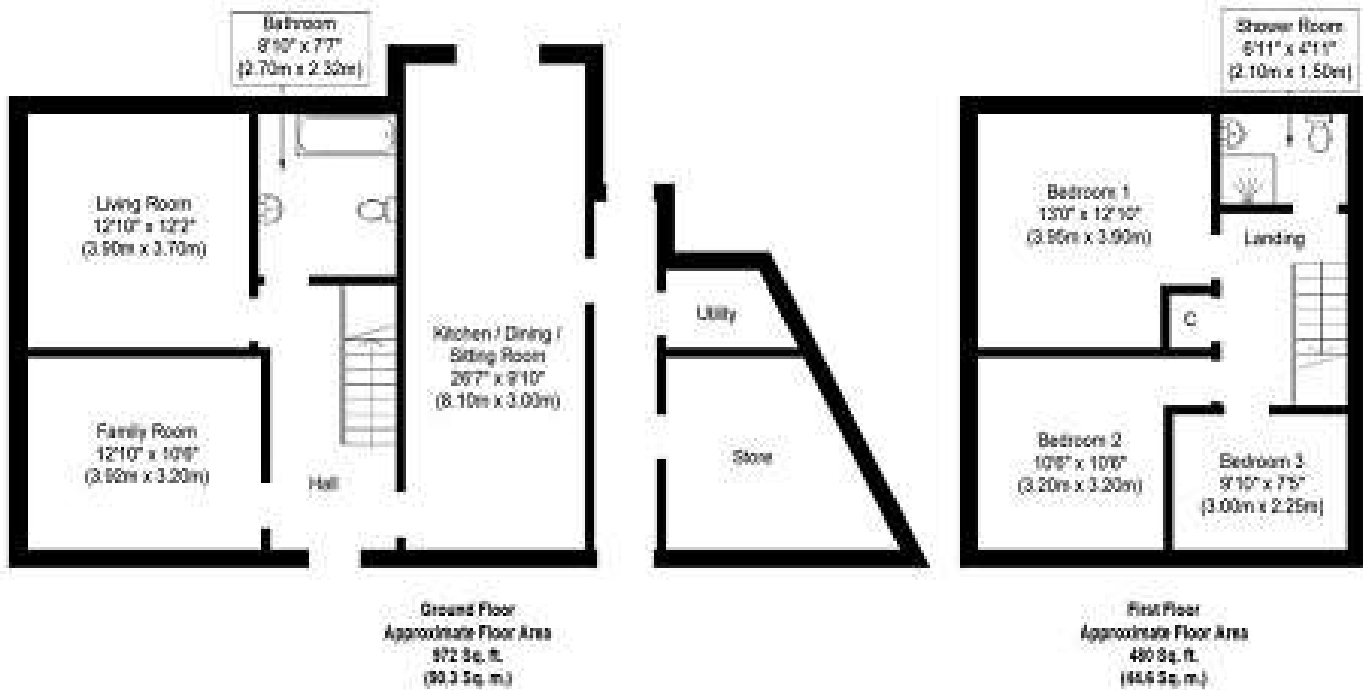


SPECIAL FEATURES

- Semi detached
- Double Glazed windows
- Excellent decorative condition
- Recently refurbished, rewired and re plumbed
- Externally insulated
- Modern fitted 'Aviano' white gloss kitchen
- Newly installed bathroom suite
- Storeroom to the side of the property suitable for further conversion subject to planning
- Close proximity to UHL, Crescent S.C. and city centre
- Well established and mature estate

ACCOMMODATION

- **Entrance Hall** Grey composite entrance door. Timber flooring. Radiator cover. Under stairs storage area.
- **Family Room** Centre piece and coving. Timber flooring.
- **Living Room** Centre piece and coving. Timber flooring.
- **Kitchen / Dining Room / Sitting Room** Modern fitted Aviano white gloss kitchen with array of eye and floor level units. Franke single drainer stainless steel sink unit with mixer tap. Integrated Elettrolux oven and integrated micro/grill combi. Four plate gas hob. Integrated dishwasher. Double glazed French doors to rear garden. Timber flooring.
- **Utility Room**
- **Store Room**
- **Bathroom** Bath with shower attachment. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor. Hot press with dual immersion.
- **Upstairs**
- **Shower Room** Shower Cubicle with Triton T90 SR electric shower. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor.
- **Bedroom 1** Wall to wall mirrored sliding wardrobes. Timber flooring.
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- **Bedroom 2** Timber flooring.
- **Bedroom 3** Timber flooring.
- **Outside** Enclosed walled rear garden with a south east orientation. Rear garden is part patio area and part astro grass area. Raised borders with a variety of plants and shrubs. Outside tap and light. Large front garden mainly laid to lawn. Double wrought iron gates to tarmac driveway. Front garden is walled and hedged. To the side of the property there is a large store area and utility room.



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 at 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

€320,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Google Map: V94E2DP

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.