

## Outside

Fully enclosed south facing rear garden with lawn area and large timber deck with rail surround. Front garden with tarmacadam driveway and border areas with maturing shrubs and trees.



Viewing strictly by appointment

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**24 Glendara,  
Kilteragh, Dooradoyle,  
Limerick.**

**Price**

**Region €139,950**

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We are delighted to offer for sale this very well presented home in this increasingly popular estate of Kilteragh which is adjacent to many amenities to include the Crescent Shopping Centre, Crescent Comprehensive school, public transport and all other necessary amenities.

The bright, well decorated accommodation comprises of entrance hallway, living room, kitchen / dining room, guest W.C., three bedrooms (main ensuite) and bathroom.

Outside the property is further enhanced by a south facing rear garden and off street parking to the front.

Viewing is highly recommended.

#### Special Features

- \* End terrace
- \* Double glazed PVC windows
- \* Gas fire central heating
- \* South facing rear garden
- \* Three double bedrooms
- \* Excellent decorative condition
- \* Large deck area
- \* Overlooking green to the front
- \* Ensuite
- \* Guest W.C.



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	1.9m x 1.76m 6'2" x 5'8"	Hardwood entrance door. Telephone point. Tiled floor. Door to ....
Living Room	4.5m x 3.58m 14'8" x 11'7"	Feature log burning electric effect fire. Timber flooring. Telephone point. Double glass pannelled doors leading to ...
Kitchen / Dining Room	4.53m x 4.6m 14'9" x 15'	Modern fitted shaker style kitchen with ample array of eye & floor level units. Two cutlery drawers, pot drawer. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Fully tiled floor. Double glazed sliding patio door to rear garden.
Guest W.C.	1.63m x 1.07m 5'3" x 3'5"	W.C. Wash hand basin. Tiled floor.
Landing		Hotpress with dual immersion.
Bathroom	2.6m x 2m 8'5" x 6'6"	Bath with glass shower door. Tiled surround w.c. and wash hand basin. Fully tiled floor.
Bedroom 1	4.3m x 2.5m 14' x 8'2"	Telephone point. T.V. point. Fitted wardrobes.
Ensuite	2.5m x .9m 8'2" x 29'5"	Fully tiled shower cubicle with Triton T90si electric shower. W.C. and wash hand basin. Tiled floor and extractor fan.
Bedroom 2	2.6m x 3.85m 8'5" x 27'4"	Fitted wardrobes.
Bedroom 3	3.5m x 2m 11'5" x 6'6"	Fitted wardrobes.