



**FOR SALE BY PRIVATE TREATY**

**5 ARD BRACKEN,  
KILTERAGH,  
DOORADOYLE,  
LIMERICK, V94T250**

**PRICE: €215,000**

**BER B3**



## DESCRIPTION

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Property Partners de Courcy O'Dwyer are delighted to introduce for sale this spacious three bedroom duplex which we feel would make for a fine starter home or indeed a good investment. Located in the estate of Kilteragh adjacent to the Crescent Shopping Centre, Limerick City and County Council Offices and just a short distance from University Hospital Limerick and Raheen Industrial Estate. The City Centre is just a few minutes drive.

The bright airy and spacious accommodation comprises of entrance hall, guest W.C., living room, kitchen / dining room, 3 double bedrooms main ensuite and bathroom. Outside there is a large rear balcony with views of the surrounding countryside.

Management Company KMPM and Service Charges €750 p.a.





## SPECIAL FEATURES

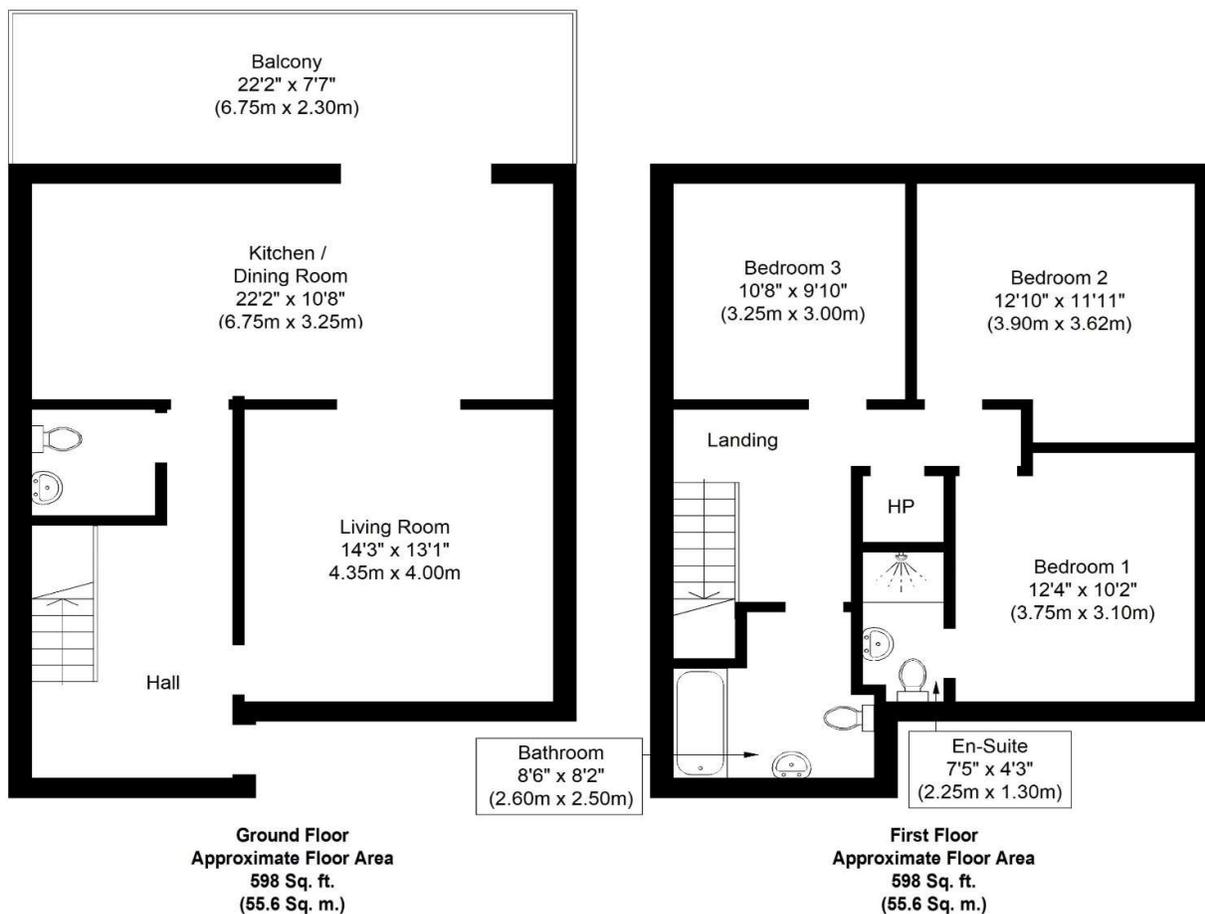
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Mid terrace duplex  
Double glazed windows  
Gas fired central heating  
Three double bedrooms  
Large balcony  
Excellent location  
Good starter home / investment  
Management Fees - €750 p.a.  
1,193 Sq. Ft.

## ACCOMMODATION

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- **Entrance Hall** Hardwood entrance door. Tiled floor. Alarm point. Understairs storage.
- **Guest W.C.** W.C. Wash hand basin. Tiled floor. Part tiled walls. Extractor fan.
- **Living Room** Wall mounted electric fire. TV point. Double doors to ...
- **Kitchen / Dining Room** Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Electrolux oven. Four plate ceramic hob. Extractor fan. Plumbed for washing machine. Plumbed for dishwasher. Fully tiled floor. Double glazed sliding patio door to rear patio.
- **Upstairs** Landing. Hot press with dual immersion.
- **Bedroom 1** Range of fitted wardrobes. TV point.
- **Ensuite** Shower cubicle with Triton T90 SR electric shower. W.C. Wash hand basin. Tiled floor.
- **Bedroom 2** Fitted wardrobes.
- **Bedroom 3**
- **Bathroom** Bath with glass shower door. W.C. Wash hand basin. Tiled floor.



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

€215,000

## DIRECTIONS

Google Map V94T250

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

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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.