



FOR SALE BY PRIVATE TREATY

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

PRICE: €215,000

BER B3



DESCRIPTION

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.



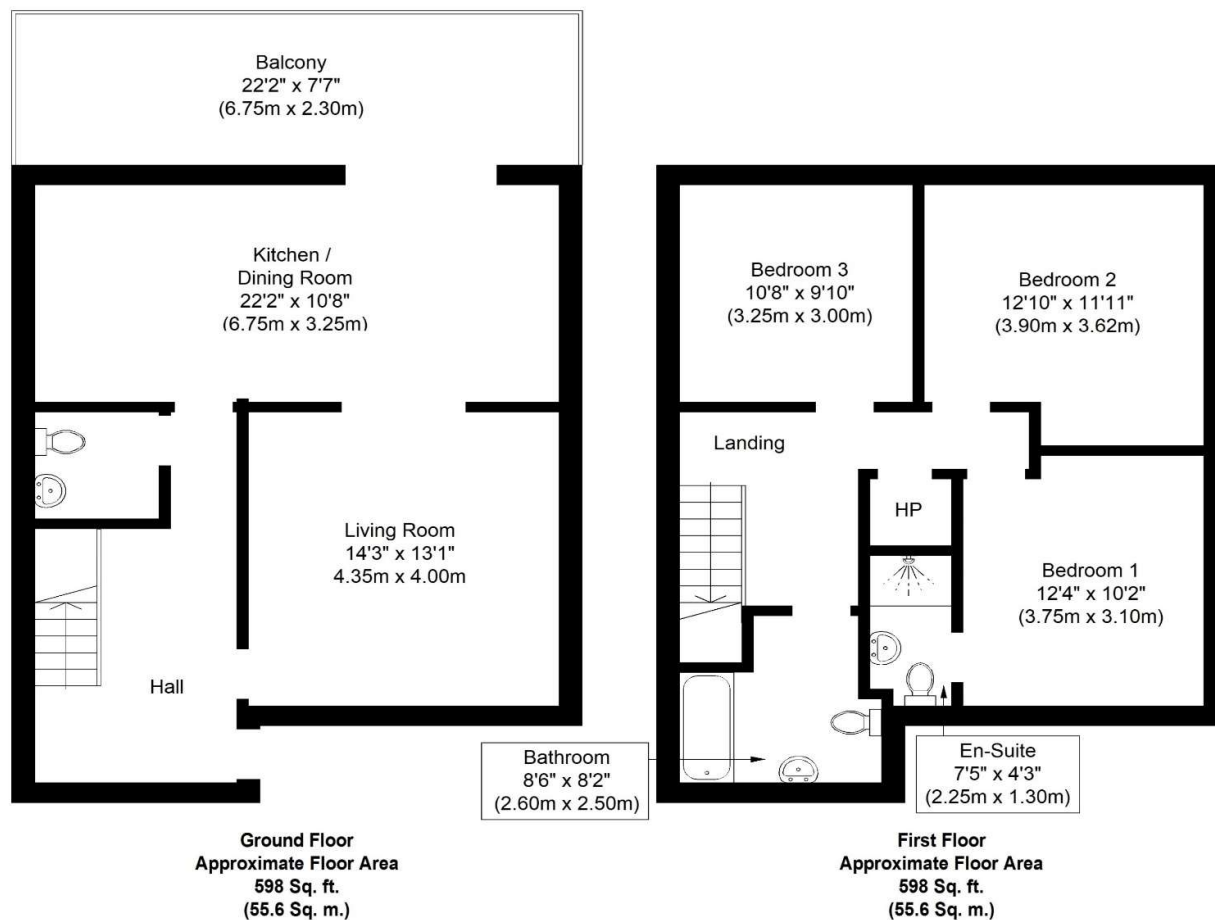


SPECIAL FEATURES

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

- **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**

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