



90 Kilteragh, Dooradoyle, Limerick
V94F76T



Guide Price €375,000



Three Bedroom Semi-detached property in excellent condition throughout.

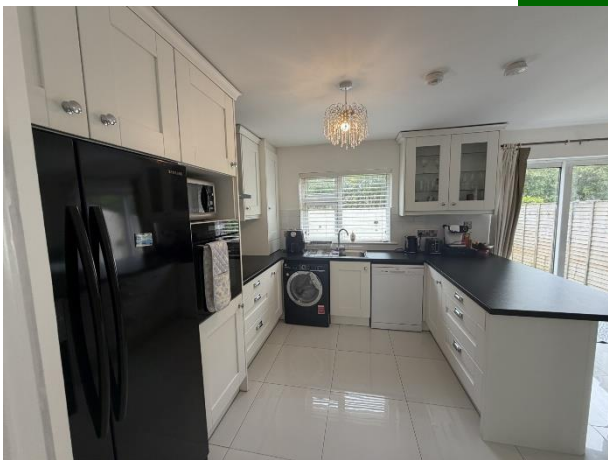




GVM present to the market the sale of 90 Kilteragh, a truly superb three-bedroomed, two-storey, semi-detached residence, which has been tastefully and recently redecorated and refurbished to a very high standard. The fixtures and fittings are bespoke, setting the house alight with great spacious and bright rooms. The property is very much in turnkey condition and ready for immediate occupation. There is generous parking to the front and a fully enclosed and secure garden to the rear, access via a side entrance. The living accommodation is well proportioned ideal for modern day living. This is a conventional block construction property and has been upgraded with installation and a modern combi gas boiler.



The location is second to none, just a short walk from the renowned Crescent Shopping Centre, the University Hospital, local primary and secondary schools and a regular bus service at your doorstep linking to both the city centre and nearby Raheen Business Park. There is also easy access to the Motorway which is just five minutes' drive away. Mungret Recreation Park is also very accessible together with an array of chic coffee shops, restaurants, gyms and sports clubs, The property is walk-in in turnkey condition and must be seen to be appreciated. Inspection is very highly recommended. This is a low density development with good green and play areas. Inspection is highly recommended.



Rooms:

Entrance Hall

Bright and inviting with modern tiled flooring
3.04m (10'0") x 2m (6'7")



Guest toilet

Tiled with wc & whb

Kitchen/dining room

Fully fitted eye and floor level units, tiled flooring, window, patio doors to rear garden. A beautifully presented and light filled area
5.06m (16'7") x 3.03m (9'11")



Living Room

Laminated timber floor, front facing window, double doors to kitchen. Feature fireplace

4.09m (13'5") x 3.05m (10'0")

Bedroom 1

Double bedroom, Built in wardrobes,

3.04m (10'0") x 3.04m (10'0")



Bedroom 2

Master bedroom, fitted slide robes, laminated timber flooring, En suite with electric shower

3.09m (10'2") x 3m (9'10")

En-suite

wc., whb, shower, tiled floor

2.03m (6'8") x 1m (3'3")



Bedroom 3

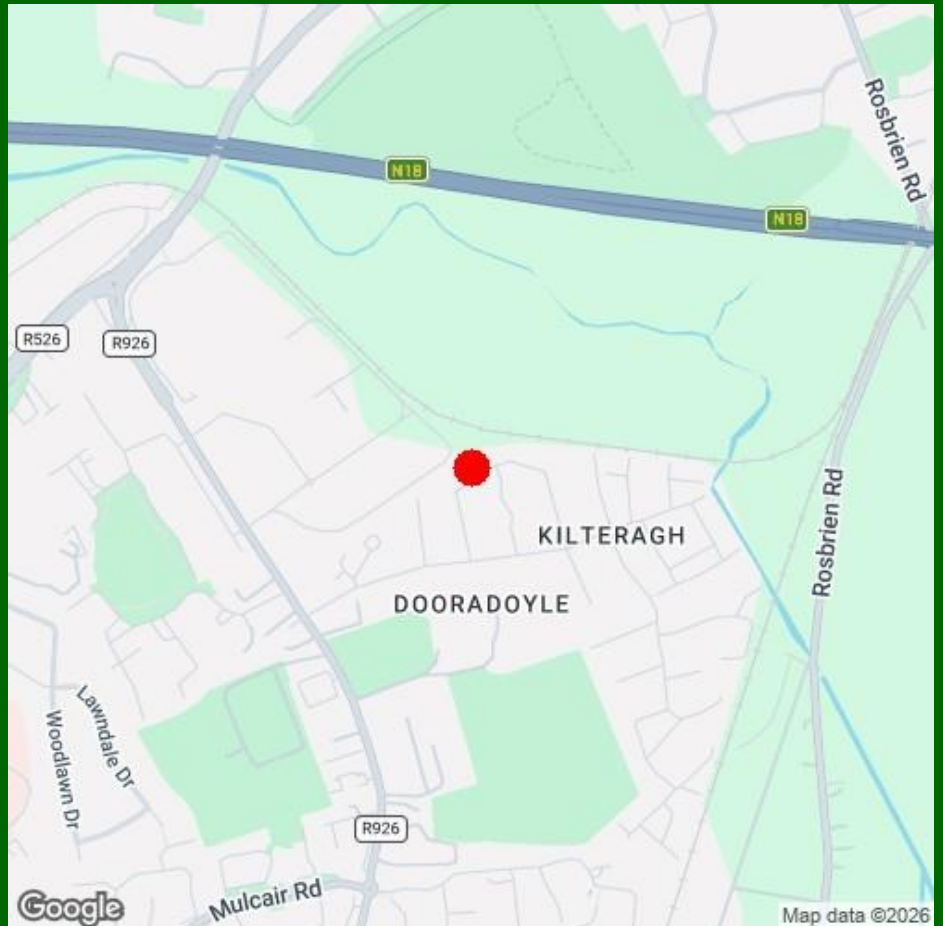
Single with built in wardrobes

2.03m (6'8") x 2.09m (6'10")

Features:

- Truly superb location
- Double glazed UPVC windows throughout
- Gas fired central heating system
- Recently refurbished kitchen, wardrobes and bathrooms
- Green area immediately adjacent
- Fibre optic broadband
- Generous site
- No chain
- Paved patio area to the rear





Eircode V94F76T

Agent Information:

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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