



FOR SALE BY PRIVATE TREATY

**24 GLENDARA,
KILTERAGH,
DOORADOYLE,
LIMERICK V94DYY7**



PRICE: €270,000

BER D1



DESCRIPTION

We are delighted to offer for sale this well maintained three bedroomed end of terrace property in this popular estate of Kilteragh which is close to amenities such as the Crescent Shopping Centre, Crescent College Comprehensive School, University Hospital Limerick and just a short drive from Limerick city centre.

The bright and spacious accommodation comprises of entrance hallway, living room, kitchen / dining room, guest w.c., three bedrooms main ensuite and bathroom.

Outside there is a large rear garden and front garden.

A viewing of this property is highly recommended.



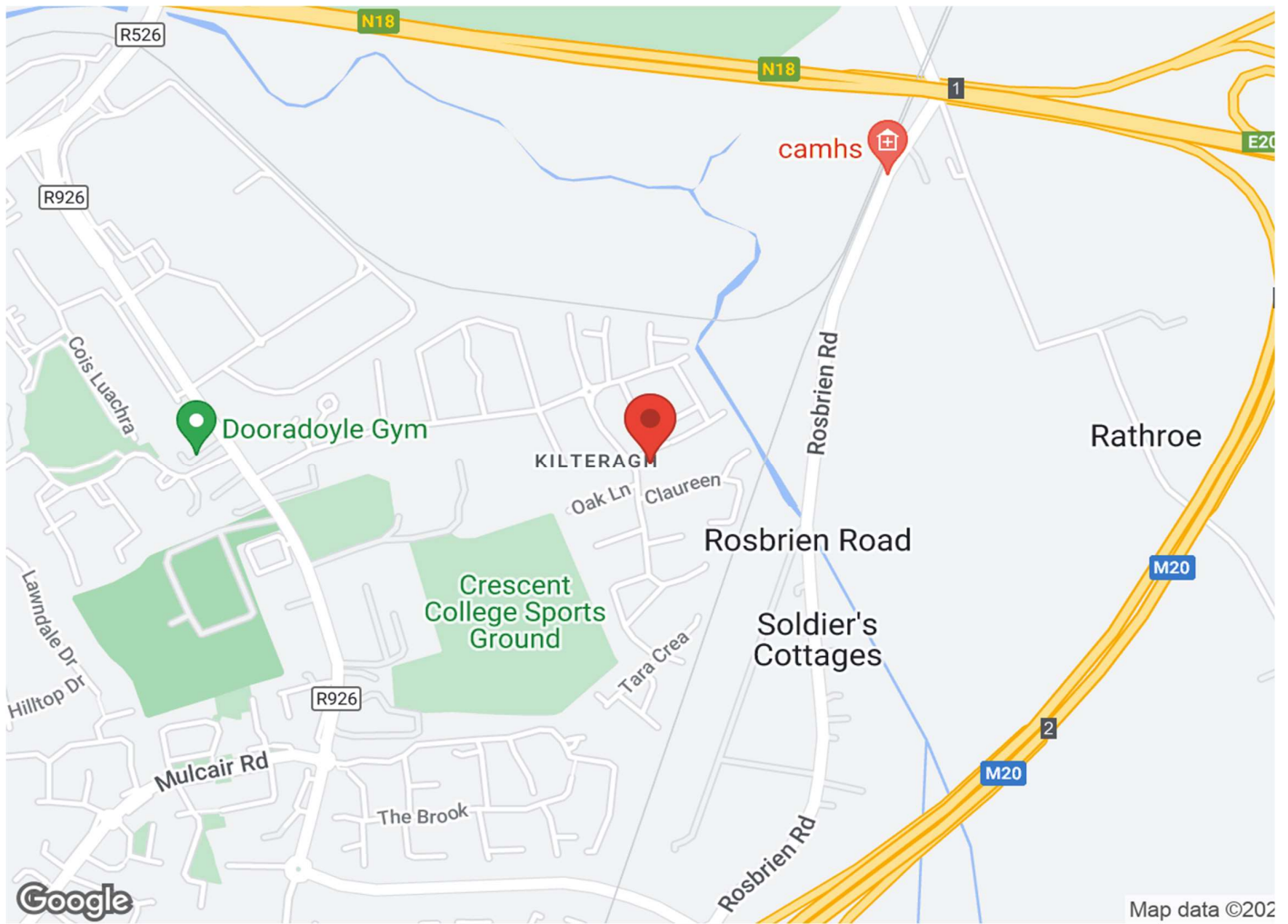


SPECIAL FEATURES

- End of terrace
- Double glazed PVC windows
- Gas fired central heating
- Alarm
- Guest W.C.
- Ensuite
- Cul de sac

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door. Alarm point. Tiled floor.
- **Living Room** Feature electric wall mounted fire. Timber flooring. TV point. Double doors to...
- **Kitchen / Dining Room** Modern fitted kitchen with ample array of eye and floor level units. Hotpoint electric oven. Four plate ceramic hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dish washer. Fully tiled floor. Double glazed sliding patio door to rear garden.
- **Guest W.C.** W.C. Wash hand basin. Tiled floor.
- **Upstairs**
- **Landing** Hotpress with dual immersion.
- **Bathroom** Bath with Triton T90 Z electric shower. Glass shower door. Tiled bath surround. W.C. Wash hand basin. Fully tiled floor.
- **Bedroom 1** Fitted wardrobes. TV point. Telephone point.
- **Ensuite** Fully tiled shower cubicle with Triton T90 SR electric shower. W.C. Wash hand basin. Tiled floor. Extractor fan.
- **Bedroom 2** Fitted wardrobes.
- **Bedroom 3** Fitted wardrobes.
- **Outside** Fully enclosed rear garden. Gated side entrance way. Front garden part lawned with tarmacadam driveway.



PRICE

€270,000

DIRECTIONS

Google Map: V94DYY7

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
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**PROPERTY
PARTNERS**

As standard where they exist, all carpets, curtains, blinds, electric light fittings, oven, hob and extractor fan are included in the sale, along with all built in appliances where applicable. All loose fittings will be removed prior to the sale closing.

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.