PROPERTY PARTNERS

DE COURCY O'DWYER





FOR SALE BY PRIVATE TREATY

16 CLAUREEN, KILTERAGH, DOORADOYLE, **LIMERICK V94F2NK**

PRICE: €215,000





PHONE: 061 410 410

PSRA No. 002371





DESCRIPTION

We are delighted to introduce for sale this spacious 3 bedroom semi detached family home located in the ever popular estate of Kilteragh which is in close proximity to The Crescent Shopping Centre, Limerick City & County Council Offices, University Hospital Limerick as well as a good selection of schools.

The bright and spacious accommodation comprises of entrance porch, entrance hallway, guest W.C., living room, kitchen / dining room, 3 bedrooms main ensuite and bathroom.

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

Viewing of this property is highly recommended.









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EMAIL: decourcyodwyer@propertypartners.ie



SPECIAL FEATURES

Semi detached

Double glazed windows

Gas fired central heating

Wired for alarm

Property measures 98 Sq. M. (1,054 Sq. Ft.)

Guest W.C.

Ensuite

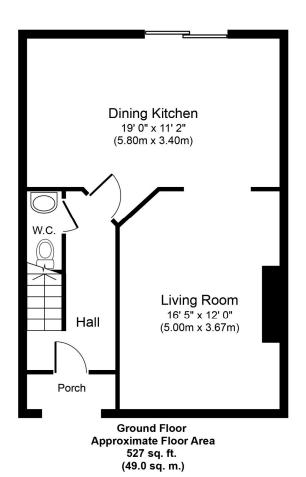
South facing rear garden

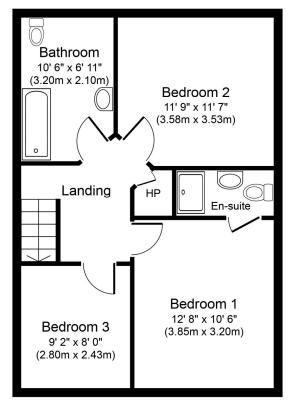
ACCOMMODATION

•	Entrance Porch	2.0m x 0.7m	Double glazed PVC french doors. Tiled floor. Porch light.
•	Entrance Hall	4.45m x 2.0m	Hardwood entrance door. Alarm point. Telephone point. Coving. Understairs storage press.
•	Guest W.C.		Toilet. Wash hand basin. Tiled floor. Extractor fan.
•	Living Room	5.0m x 3.65m	Feature marble fireplace with ornate surround. Marble hearth and gas coal effect fire inset. Timber flooring. Coving. TV point. Double doors to
•	Kitchen / Dining Room	5.8m x 3.35m	Modern hand painted kitchen with ample array of eye and floor level units. Whirlpool electric oven with five plate gas hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher and washing machine. Fully tiled floor. Double glazed sliding patio door to the rear garden.
•	Upstairs		3.
•	Landing		Hotpress with dual immersion. Access to the attic via stira staircase.
•	Bathroom	3.15m x 2.1m	Bath. W.C. Wash hand basin. Fully tiled floor. Part tiled walls. Heated towel rail.
•	Bedroom 1	3.9m x 3.15m	Range of modern sliderobes. TV point.
•	Ensuite Shower Room	2.25m x 1.0m	Fully tiled shower cubicle with Triton T90 XR electric shower. W.C. Wash hand basin. Tiled floor. Extractor fan.
•	Bedroom 2	3.5m x 3.6m	Range of fitted wardrobes.
•	Bedroom 3	2.8m x 2.4m	Fitted wardrobe. Shelving.
•	Outside		Fully enclosed south facing rear garden. Part lawned. Raised deck area. Rear garden is planted with a variety of trees, shrubs and plants. Gated side entrance way. Front garden part lawned with off street parking.



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First Floor Approximate Floor Area 527 sq. ft. (49.0 sq. m.)

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PRICE DIRECTIONS

€215,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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E: decourcyodwyer@propertypartners.ie



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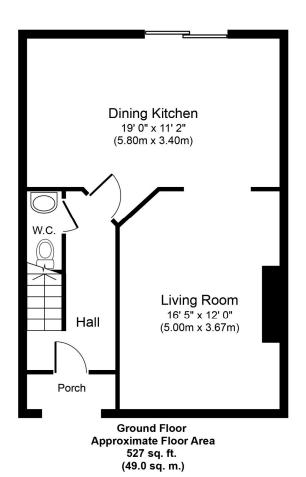
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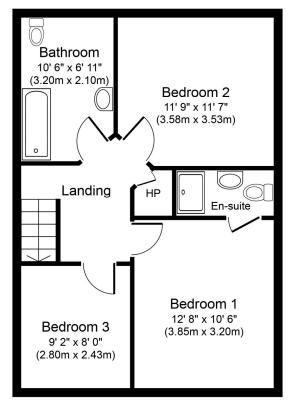
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