PROPERTY PARTNERS

DE COURCY O'DWYER





FOR SALE BY PRIVATE TREATY

67 TARA CREA, KILTERAGH, DOORADOYLE, **LIMERICK V94DFP6**

PRICE: €280,000











DESCRIPTION

Property Partners de Courcy O'Dwyer are delighted to introduce for sale this excellent three bedroom semi in this popular estate of Kilteragh adjacent to amenities such as the Crescent Shopping Centre, Crescent College Comprehensive School, University Hospital Limerick and just a short drive from Limerick city centre.

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

Outside there are front and rear gardens and off street parking.

A viewing of this property is highly recommended.









PHONE: 061 410 410 PSRA No. 002371

EMAIL: decourcyodwyer@propertypartners.ie



SPECIAL FEATURES

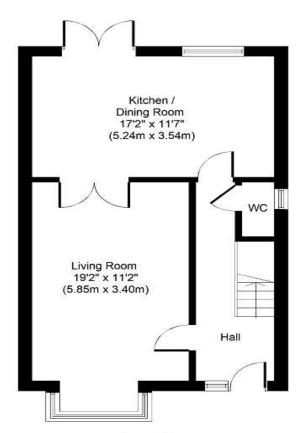
Semi detached
Gas fired central heating
Double glazed windows
Three bedrooms
Ensuite
Adjacent to the Crescent Shopping Centre, Crescent
College Comprehensive
Easy commute to the city centre
Easy access to M7 and M20

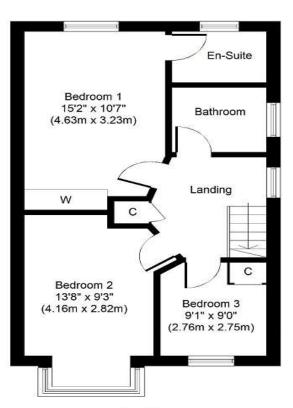
ACCOMMODATION

•	Entrance Hall	5.3m x 1.82m	Alarm point. Timber flooring.
•	Guest W.C.		W.C. Wash hand basin. Tiled floor.
•	Living Room	5.3m x 3.4m	Feature fireplace with gas coal effect fire marble hearth ornate surround. Bay window. TV point. Centre piece and coving. Double doors leading to
•	Kitchen / dining room	5.35m x 3.55m	Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Hotpoint electric oven and four plate ceramic hob. Extractor fan. Plumbed for washing machine. Double glazed sliding patio door to rear garden.
•	Upstairs		
•	Bathroom		Bath with Triton T90 SI electric shower. W.C. Wash hand basin. Tiled floor. Tiled bath surround.
•	Bedroom 1	4.25m x 3.2m	Range of fitted wardrobes. TV point. Telephone point.
•	Ensuite	2.1m x 1.45m	Tiled shower cubicle with Triton T90 SR electric shower. W.C. Wash hand basin. Tiled floor.
•	Bedroom 2	2.9m x 4.25m	Fitted wardrobes. Large bay window.
•	Bedroom 3	2.8m x 2.35m	
•	Outside		Fully enclosed south facing rear garden mainly laid to lawn. Outside light and tap. Gated side entrance way. Outside to the front - front garden part lawned, driveway.



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Ground Floor Approximate Floor Area 556 Sq. ft. (51.7 Sq. m.) First Floor Approximate Floor Area 556 Sq. ft. (51.7 Sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

€280,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Google Map: V94DFP6

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER M: 061 410 410

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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.



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