



27, Treada Na Ri, Kilfinane, Co. Limerick,
V35 XY01.



Guide Price €175,000



Charming two-bedroom semi-detached home ideally positioned in this most sought after residential development in the ever popular village of Kilfinane, within easy reach of all local amenities.



Charming two-bedroom semi-detached home ideally positioned in this most sought after residential development in the ever popular village of Kilfinane, within easy reach of all local amenities.

This well-presented property offers bright and comfortable living accommodation comprising an entrance hall, open plan kitchen/living/dining area, utility room, two bedrooms, main bathroom, and guest WC.



Set in an idyllic and family-friendly location, this home is sure to appeal to first-time buyers, downsizers and investors alike. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Outside:

Open plan lawn to front with parking for 2 cars.
Compact enclosed rear yard.

For further information or to arrange a viewing, contact Evan McDermott on 085 7668105.



Rooms:

Entrance Hall

Kitchen

With fitted units, tiled floor and splash back.
10'0" (3.05m) x 13'8" (4.17m)

Sittingroom

With laminated wooden floor & feature fireplace.
13'0" (3.96m) x 13'3" (4.04m)

Dining Area

With laminated wooden floor.
11'0" (3.35m) x 10'10" (3.3m)





Utility Room

With laminated wooden floor, fitted units & plumbed for washing machine.

6'9" (2.06m) x 10'10" (3.3m)

Guest Toilet

With tiled floor, toilet & wash hand basin.

5'9" (1.75m) x 3'0" (0.91m)



Bedroom No 1

With solid wooden floor & built in wardrobe.

13'3" (4.04m) x 10'0" (3.05m)

Bathroom

Fully tiled with; toilet, electric shower over bath and wash hand basin.

6'4" (1.93m) x 5'9" (1.75m)



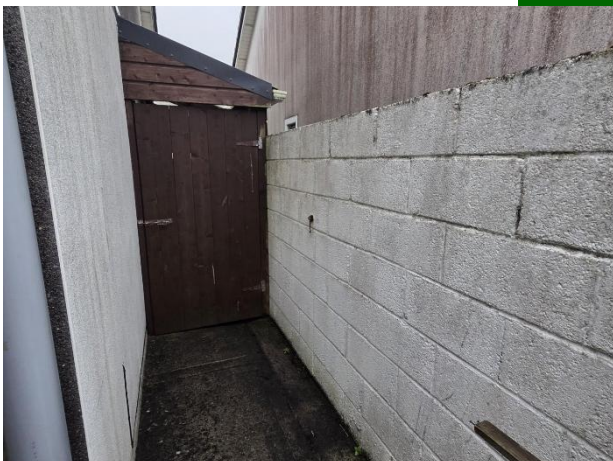
Bedroom No 2

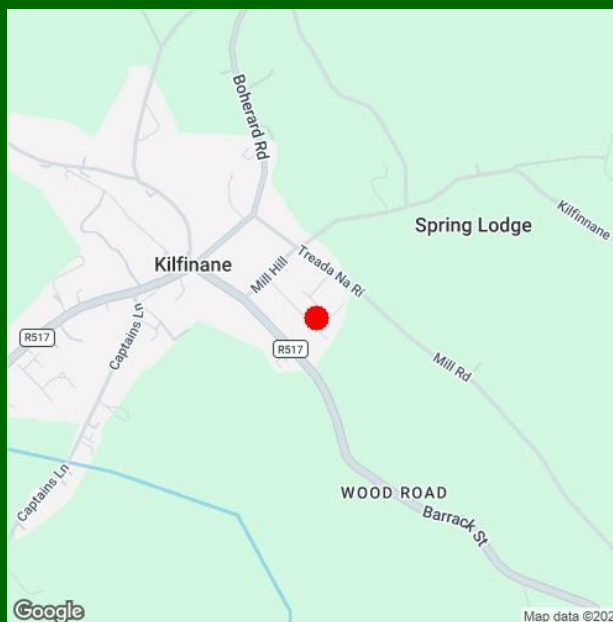
With solid wooden floor & built in wardrobe.

9'9" (2.97m) x 10'10" (3.3m)

Features:

- Oil fired central heating.
- DG UPVC windows.
- Mains Services.
- BER C2.





Property Directions:

Proceed into Treada Na Rí, turn left, the property is on the right-hand side. Co-ordinates: 52.358123, -8.463786 or alternatively use Eircode V35 XY01.

Agent Information:

Evan Mc Dermott

085 766 8105

evanmcdermott@gvm.ie

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.



Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



PSRA Number: 002030