GVM AUCTIONEERS

3 Clonmore, Kilteragh, Dooradoyle
Limerick



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Guide Price €290,000

GVM Auctioneers are delighted to present No. 3 Clonmore, Kilteragh, Dooradoyle to the market — this property is a three-bedroom townhouse located in the popular Kilteragh estate.Superbly situated on a quiet residential avenue, this property enjoys an excellent location within walking distance of all local amenities including the Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, Mungret Park, and both primary and secondary schools. There is also easy access to the M7, M20 and N18 motorways as well as the Shannon Tunnel. Dooradoyle is a highly sought-after suburb located approximately 5km from Limerick City Centre.

This spacious home has been tastefully decorated and offers bright and modern accommodation throughout. The ground floor comprises a welcoming entrance hallway, a bright living room to the front, and an open-plan kitchen and dining room to the rear with patio doors leading to a covered decking area and private rear garden. A separate utility room/ pantry complete the downstairs accommodation. Upstairs there are three bedrooms, en-suite and main bathroom.

The house features gas fired central heating, double glazed PVC windows throughout, mains water and sewage. It was built in approx 2006. This property is presented in excellent condition throughout, this turn-key property offers stylish, comfortable living in a prime location close to all amenities.

Viewing is highly recommended

Rooms:

Entrance Hall

Laminated timber flooring, carpeted stairs

1.85m (6'1") x 1.73m (5'8")

Living Room

Laminated timber flooring, electric fire double doors to kitchen/dining room

3.53m (11'7") x 4.62m (15'2")

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Main Bathroom

Vinyl flooring, wc, whb, bath.

2.57m (8'5") x 1.98m (6'6")

Bedroom 1

Carpeted flooring, fitted wardrobes

3.84m (12'7") x 2.49m (8'2")

Bedroom 2

Carpeted flooring

2.49m (8'2") x 4.09m (13'5")

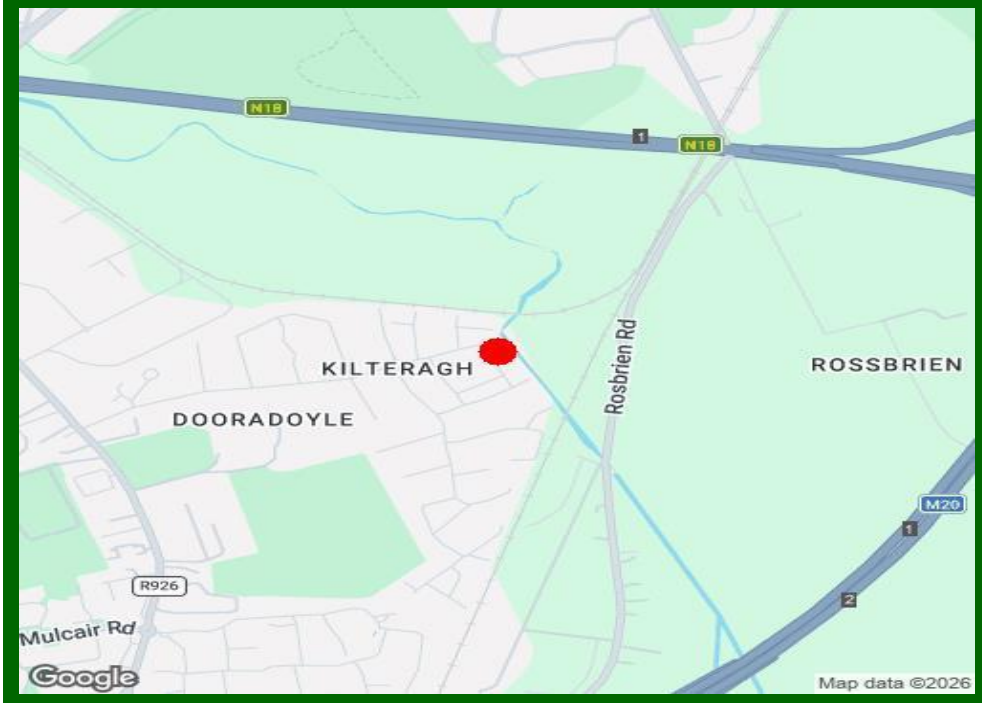
Bedroom 3

Carpeted flooring, fitted wardrobes

1.98m (6'6") x 2.87m (9'5")

Features:

- Three Bedroom mid terrace in excellent condition
- Gas fired Central Heating
- Double glazed windows through
- Off street parking to the front of the property
- Low maintence rear garden with covered decking area.
- Main water and sewerage
- Within walkinf distance of the Crescent shopping centre



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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