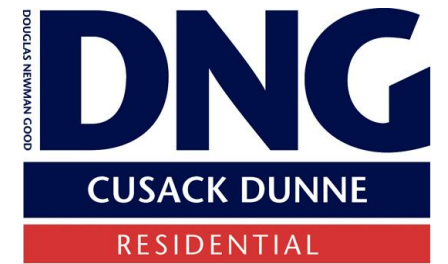


## Features & Services



**Outside:** To the front, the property features a driveway providing off-street parking together with a neat lawn and enjoys an attractive position adjacent to a small green area. A gated side entrance leads to the fully enclosed south-facing rear garden, which is bounded by walls and fencing for privacy. The garden features a composite decking area, lawn, timber garden shed and outside tap, creating an ideal outdoor space for relaxing and entertaining.

**Features & Services:** Superb corner site. Quiet cul-de-sac location. Adjacent to a small green area. South-facing rear garden. Timber garden shed. Gas fired central heating. PVC double glazed windows.

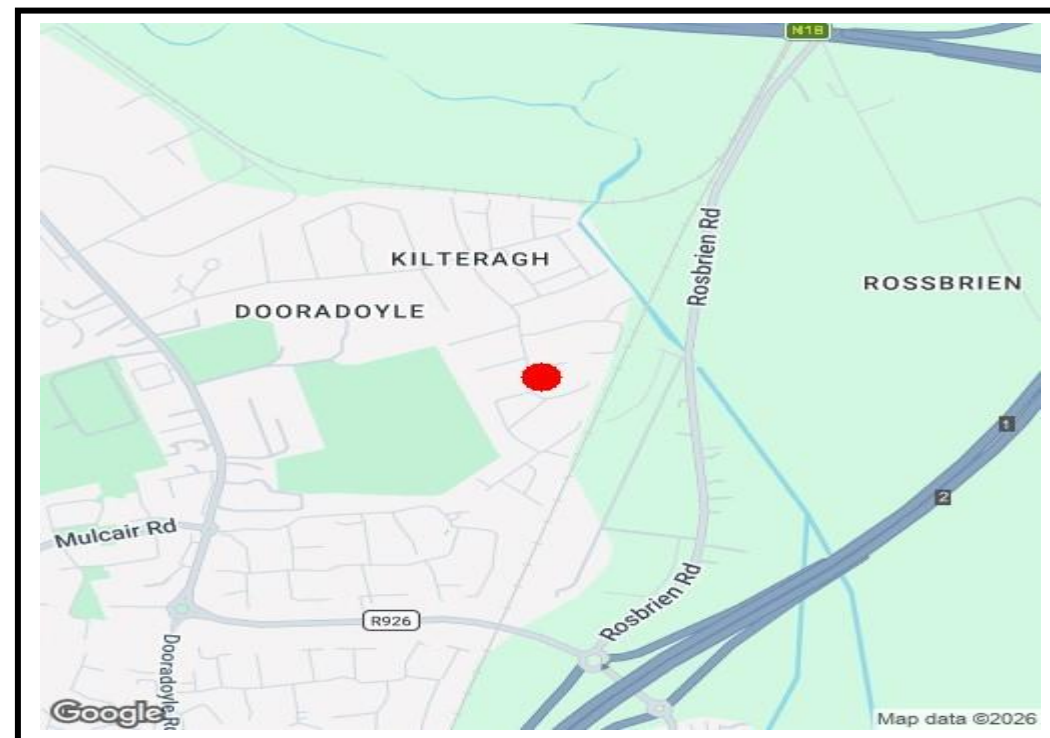
**BER Rating:** D1 **BER No.:** 111454708 **Energy Performance Indicator:** 231.45kWh/m2/yr

**Floor Area:** 97 sq. m (Approx).

**Viewing:** By appointment with DNG Cusack Dunne

**Asking Price:** €310,000

**Negotiator:** Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for the vendor / landlord of this property whose agents they are given notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser / tenant and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers / tenants ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser / tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. DNG Cusack Dunne are licensed to use the name "DNG" as franchisees of DNG Limited. Licence number 002730

## For Sale by Private Treaty



### 17 Killard, Kilteragh, Dooradoyle, Co. Limerick, V94 V3VT.

DNG Cusack Dunne is delighted to present No. 17 Killard, a spacious three bedroom semi-detached residence occupying a superb corner site adjacent to a small green area within a quiet cul-de-sac in the well established Kilteragh residential area of Dooradoyle. Presented in good decorative condition throughout, the property offers bright, well-proportioned accommodation ideally suited to modern family living. This is an excellent opportunity to acquire a wonderful family home in a mature and highly convenient location. The property is ready for immediate occupation and includes all contents.

**BER D1**



## Accommodation

### Ground Floor:

**Entrance Hall:** A welcoming entrance hall accessed via a timber front door with tiled flooring, carpeted staircase to the first floor and practical understairs storage.

**Guest WC:** Fitted with WC and wash hand basin, tiled flooring, tiled splashback, wall-mounted mirror and overhead mirror light.

**Living Room:** (5.02 m x 3.65 m) A bright and spacious reception room overlooking the front garden and adjacent green area. Features include attractive timber flooring, decorative ceiling coving, centre rose and a painted timber fireplace with granite insert and hearth incorporating a coal-effect gas fire. French doors open into the kitchen/dining room, creating an excellent flow between both living spaces.

**Kitchen / Dining Room:** (5.76 m x 3.37 m) A generously proportioned kitchen/dining room fitted with a range of fitted shaker-style wall and floor units, tiled flooring and tiled splashback. Integrated appliances include a hob, oven, extractor hood, dishwasher, washing machine and fridge freezer. There is ample space for family dining, while a large sliding patio door opens directly onto the south-facing rear garden, providing an ideal setting for everyday family living and entertaining.

### First Floor:

**Landing:** Carpeted landing with hot press.

**Bedroom 1:** (3.87 m x 3.17 m) A spacious double bedroom overlooking the front of the property with built-in wardrobes and carpet flooring. Ensuite.

**En-Suite:** Comprising a tiled shower enclosure with electric shower, WC, wash hand basin and tiled flooring.

**Bedroom 2:** (3.57 m x 3.51 m) A generous double bedroom overlooking the rear garden with built-in wardrobes and carpet flooring.

**Bedroom 3:** (2.78 m x 2.41 m) A well-proportioned bedroom with built-in wardrobes and carpet flooring, ideal as a child's bedroom, nursery or home office.

**Bathroom:** (3.18 m x 2.09 m) A spacious family bathroom fitted with bath, WC and wash hand basin, finished with tiled flooring and partially tiled walls.

