

## Features & Services



**Outside:** Back yard and back entrance.

**Features & Services:** Gas fire central heating. PVC double glazed windows. PVC fascia and soffit. Alarm. Outside: Back yard and back entrance.

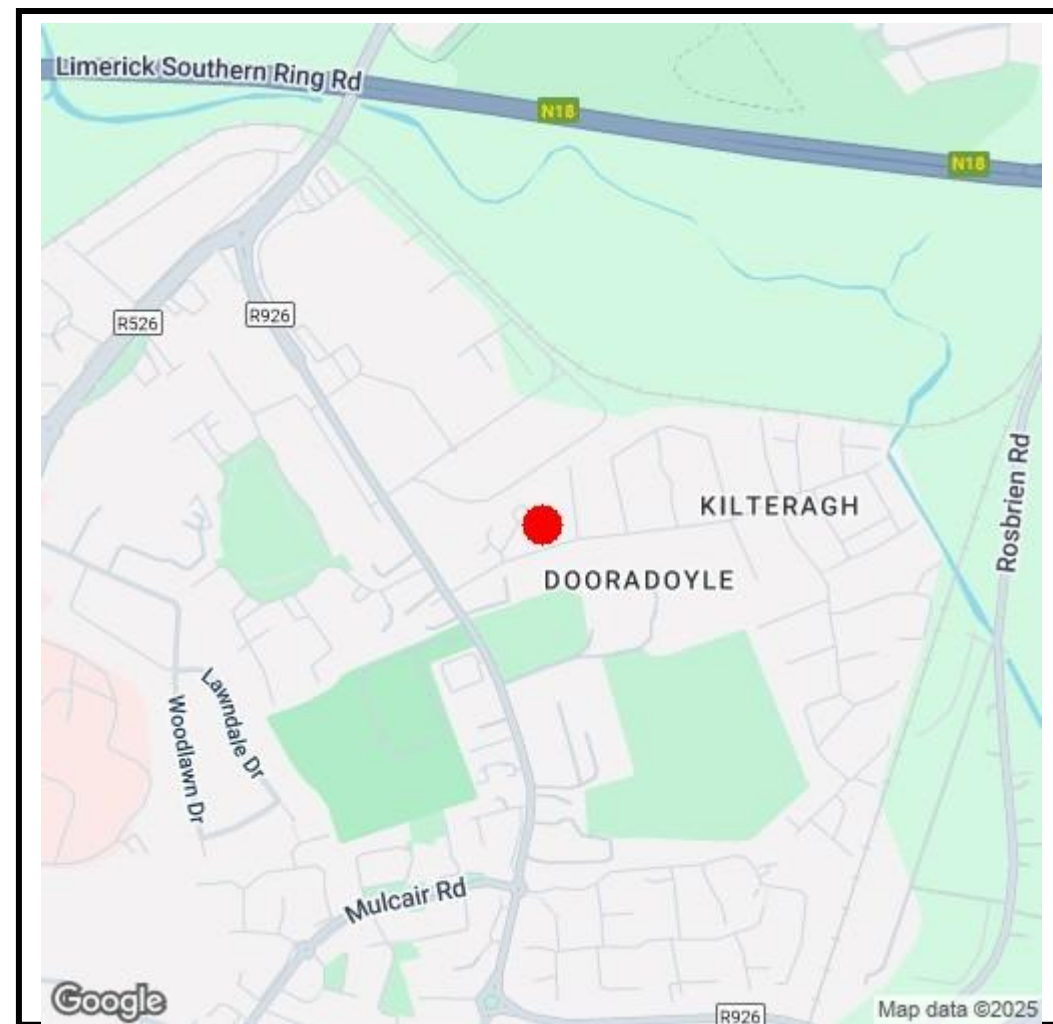
**BER Rating:** C3 **BER No.:** 118866920 **Energy Performance Indicator:** 206.5kWh/m2/yr

**Floor Area:** 94 sq.m (Approximately).

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

**Asking Price:** €290,000

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



## For Sale by Private Treaty



### 33 Kilteragh Close, Dooradoyle, Limerick, V94 XT5W.

Exceptionally spacious three bedroom town house that offers excellent accommodation throughout. An attractive 3 bed mid terraced house situated in a quite cul de sac. Ideally suitable for investment/residential purposes. Comprising entrance hall, living room, kitchen/dining room, Guest w.c. First floor comprising of 3 bedrooms (1 ensuite), bathroom and hotpress. Viewing is highly recommended.

**BER C3**

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## Accommodation

### Ground Floor:

**Entrance Hall:** Ceiling coving. Teak door.

**Living Room:** (11'10" x 11'11") Pine surround fireplace with gas insert. Coving and centre rose. American red oak flooring. French doors to kitchen/dining room.

**Kitchen/Dining Room:** (18'7" x 10'10") Fitted units comprising of 4 drawers, 6 presses, extractor hood. Worktop and splash back. Sliding patio door to rear. Extractor and cooker.

**Guest w.c:** Fitted with w.c. and wash hand basin. Extractor.

### First Floor:

**Bedroom 1:** (10'7" x 13'1") Double bedroom. 1 double wardrobe and 1 single wardrobe. Varnished timber floorboards.

**Ensuite:** L- Shaped ensuite. Fitted with electric shower. w.c. and wash hand basin. Varnished timber floorboards.

**Bedroom 2:** (8'11" x 10'9") Double bedroom. 1 Double wardrobe and 1 single wardrobe. Varnished timber floorboards.

**Bedroom 3:** (7'5" x 9'0") Single bedroom. Angular shaped. Varnished timber flooring.

**Bathroom:** (7'2"x 5'7") Fitted with bath, w.c. and wash hand basin.

**Hotpress:** With storage.

