



8 Kilteragh Close, Dooradoyle, Limerick



Guide Price

€295,000



GVM Auctioneers are pleased to announce to the market this superb three bedroom home, securely located in this established and much sought after gated residential area.



No 8 is situated in a prime location, just off Dooradoyle Road, and close to many amenities including the Crescent Shopping Centre, University Hospital, Raheen Business Park and Mungret recreation park. Kilteragh is very accessible with easy access onto the Motorway together with a regular bus stop at your doorstep. There are numerous cafes, restaurants, and bars all within a very short distance together with superb Primary and Secondary Schools and wonderful local sporting facilities and gyms. This property really oozes location, location, location! The living and bedroom accommodation of this property is very well laid out, being both bright and spacious making this an ideal opportunity for first time buyers, right sizers or investors. Good parking in quiet cul de sac. Ready for immediate occupation. Sensibly priced. No chain. Viewing is highly recommended.

Rooms:

Entrance hallway Tiled flooring. W.C & whb off.

5.1m (16'9") x 2m (6'7")

Kitchen/Dining

Tiled flooring. Generous eye & floor level presses. Patio door to enclosed rear garden. Double doors to sitting room. 5.3m (17'5") x 3.2m (10'6")

Sitting room Feature fireplace. Electric fire.

4.4m (14'5") x 3.3m (10'10")

Bedroom 1 Double room. Built in wardrobes. Carpet flooring. En suite. 3.7m (12'2") x 3m (9'10")

Bedroom 2 Single room. Carpet flooring.

2.7m (8'10") x 2.1m (6'11")

Bedroom 3 Carpet flooring. Double room with built in wardrobes. 3.2m (10'6") x 2.7m (8'10")

Main bathroom

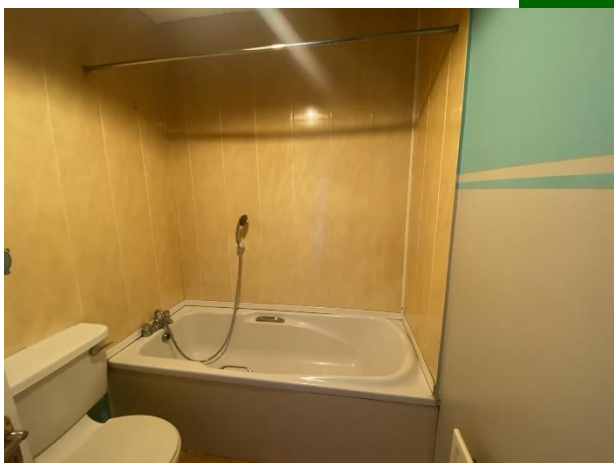
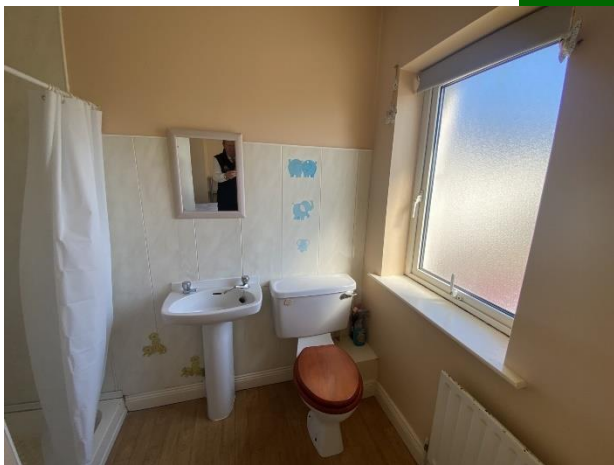
2.1m (6'11") x 1.7m (5'7")

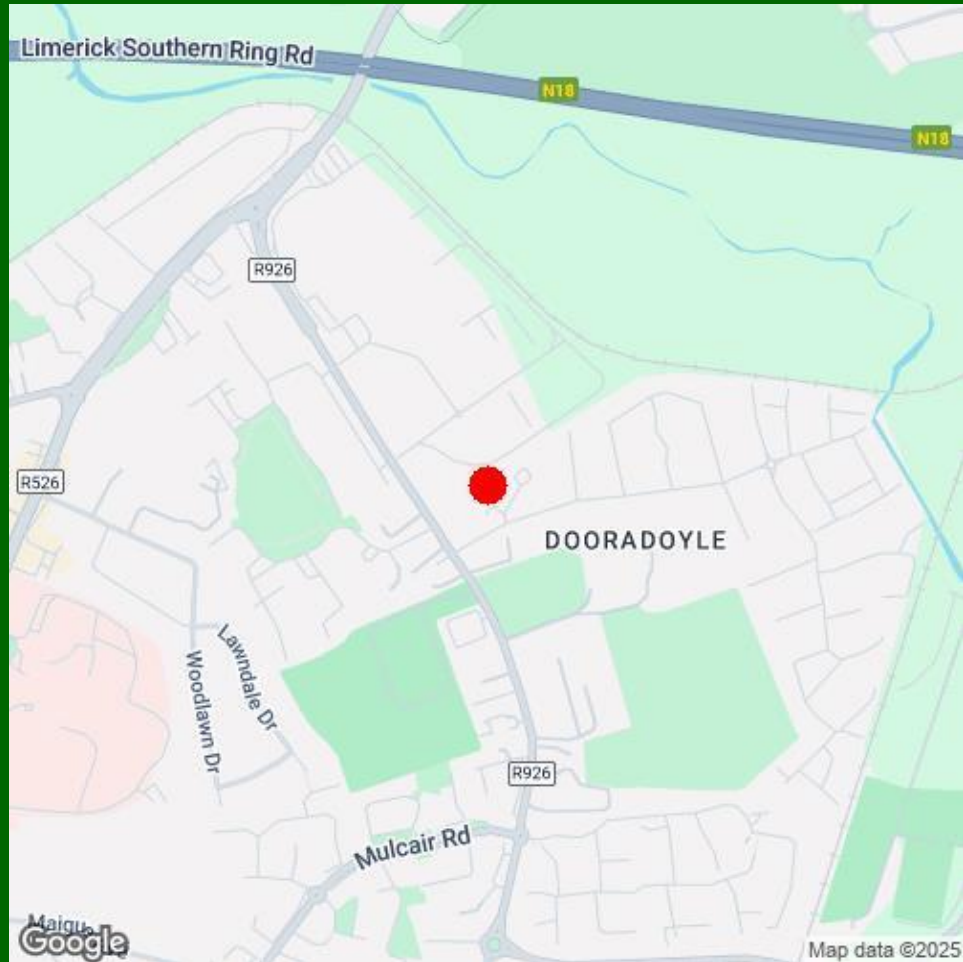
Hot press



Features:

- Gas fired central heating
- Double glazed UPVC windows
- Quiet cul de sac
- Just 5 minutes walk to Crescent Shopping Centre
- Sensible price point
- Bright and spacious living and bedroom accommodation
- Available for immediate occupation
- Viewing recommended





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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