

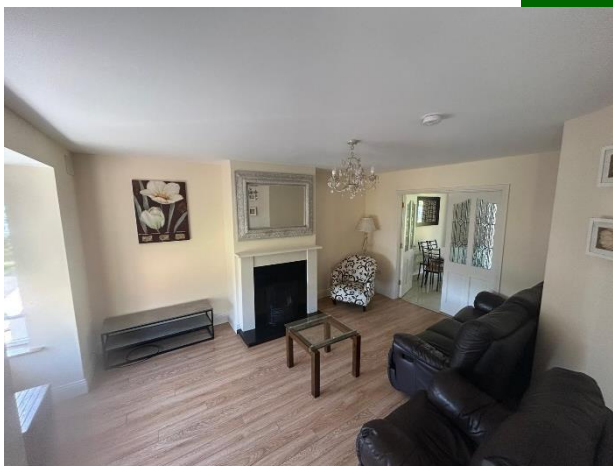


63 Ballyvareen, Kildimo, Co. Limerick



**Price**

**€320,000**



This superb semi detached residence presents an excellent opportunity to acquire a family home in the hugely popular village of Kildimo. Designed with family living in mind, this property boasts generous well proportioned living and bedroom space throughout, offering both comfort and practicality. The accommodation comprises of a sizable reception room, ideal for both everyday living and entertaining. The bright and spacious kitchen/dining area serves as the heart of the home, perfect for family meals and gatherings, while the three well-appointed bedrooms provide ample space. Tastefully fitted and tiled bathroom and en suite.



Externally, the home benefits from generous off-street parking to the front. To the rear lies a substantial private garden, a wonderful outdoor space that is perfectly suited for children to play, gardening enthusiasts, or simply relaxing in a tranquil setting.

No 63 is ideally located within walking distance of Kildimo village, offering easy access to local shops, school, and community amenities. For those commuting, Limerick City is just a short drive away, providing a host of additional services, leisure opportunities, and transport links. Raheen Business Park, Crescent Shopping Centre and University Hospital are all just 15 minutes drive.

Viewing is highly recommended.

#### **Rooms:**

##### **Entrance hall**

Tiled flooring. Alarm point.

##### **Sitting room.**

Timber flooring. Bay window. Open fireplace. T.V point.  
5.4m (17'9") x 4.2m (13'9")

##### **Guest bathroom**

wc & w.h.b. Tiled flooring.  
1.8m (5'11") x 1.6m (5'3")

##### **Kitchen/dining room**

Fully fitted kitchen. Built in oven & hob. Integrated fridge, freezer & dishwasher. Recessed lighting. Tiled floor.

5.9m (19'4") x 3.8m (12'6")

##### **Bathroom**

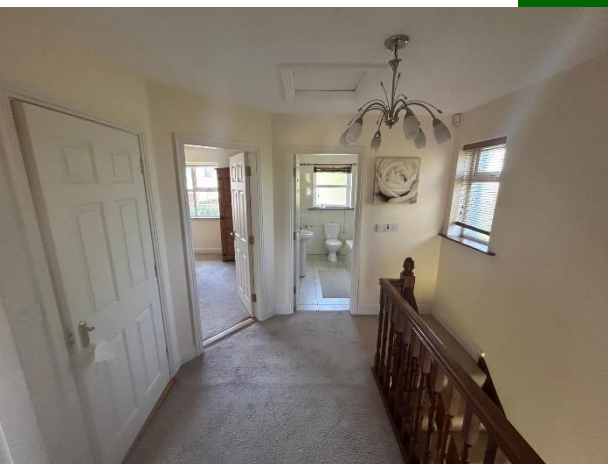
Fully tiled. Triton electric shower fitted.

2.7m (8'10") x 1.9m (6'3")

##### **Bedroom 1**

Double room. Carpet floor. En suite - fully tiled, triton electric shower.

3.6m (11'10") x 3.6m (11'10")





### Bedroom 2

Double room. Built in wardrobes. Carpet flooring. Bay window.

4.3m (14'1") x 3.7m (12'2")



### Bedroom 3

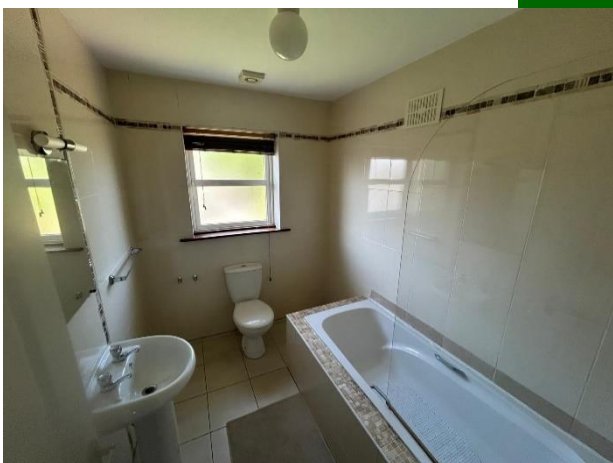
Carpet flooring. T.V point. Built in wardrobes.

2.9m (9'6") x 2.6m (8'6")



### Features:

- South West facing and sun drenched rear garden
- Oil fired central heating
- Corner site
- Security alarm
- Fully repainted
- Ideal location just off N69 with easy access to the Motorway.
- Just 20 minutes drive from Limerick City
- Double glazed UPVC windows





### Property Directions:

Enter eircode V94 DKH7 into your mobile device to direct you straight to this property.

### Agent Information:

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#### Disclaimer

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