



11 Kilmurry Ave, Garryowen, Limerick
V94 XR6T



Guide Price €220,000



Welcome to 11 Kilmurry Avenue, Garryowen a charming and well-presented three-bedroom mid-terrace home located in a mature and convenient residential area of Limerick City. This property offers a bright and comfortable living space, recently renovated throughout and ready for immediate occupancy.



The ground floor features a welcoming entrance porch and entrance hall, a spacious living room with an open fireplace, and a bright kitchen/dining area ideal for family meals and entertaining. Upstairs, there are three well-proportioned bedrooms and a main bathroom. Additional features include gas fired central heating and double glazed UPVC windows. To the front, there is a lawn area and an enclosed rear yard.

All essential amenities are close by including shops, cafes, pubs, restaurants, sporting amenities, St Johns Hospital and Limerick Fire Station. Easy access to regular bus and train service at nearby Colbert Station and just 10 minutes walk from Limerick City Centre. Inspection is very highly recommended.

Rooms:

Entrance Porch

Laminated timber flooring, patio doors to front of property

Entrance Hall

Laminated timber flooring.
1.08m (3'7") x 2.07m (6'9")

Living Room

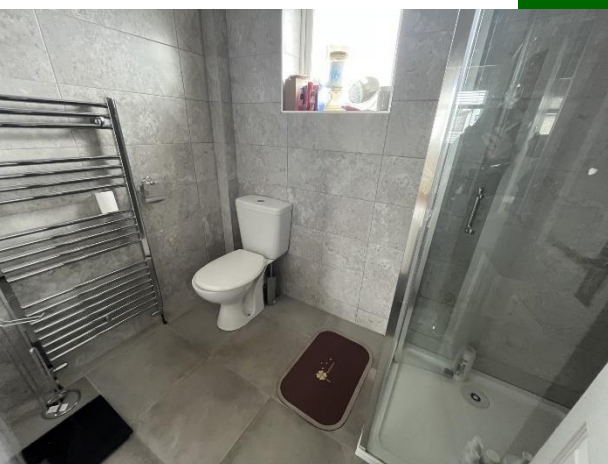
Laminated timber flooring, Solid fuel stove, front facing window
4.09m (13'5") x 3.01m (9'11")

Dining Room

Laminated timber flooring, patio doors to rear Garden, fridge.
2.09m (6'10") x 3.05m (10'0")

Kitchen

Fully fitted units, laminated timber flooring, archway to utility area.





Main Bathroom

Fully tiled wc, whb, corner shower with electric shower, heated towel rail

2.29m (7'6") x 1.42m (4'8")

Bedroom 1

Laminated timber flooring, 2x rear facing windows, 2.51m (8'3") x 3.84m (12'7")



Bedroom 2

Laminated timber flooring, front facing window 3.43m (11'3") x 4.42m (14'6")

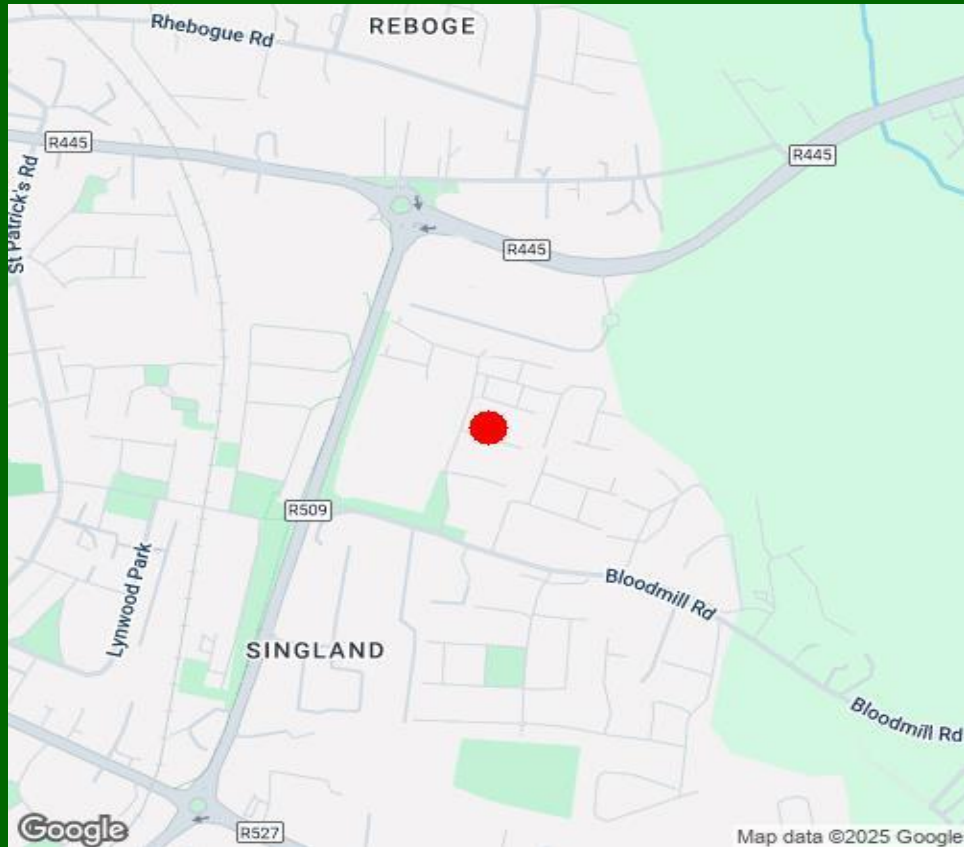
Bedroom 3

Laminated timber flooring, front facing window. 2.95m (9'8") x 1.93m (6'4")



Features:

- Attractive three bedroom mid terrace property
- Double glazed UPVC Windows
- Security alarm
- Lawn area front and rear
- Mains water and sewerage
- BER rating D2
- Public transport at your door step



Property Directions:

Enter V94 XR6T in your mobile device.

Agent Information:

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Disclaimer

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