



34 Kilmurry Avenue, Garryowen



Guide Price €250,000



GVM Auctioneers are delighted to present to the market this exceptional three-bedroom mid-terrace residence, finished to an outstanding standard throughout and offering stylish, contemporary living in turnkey condition.

From the moment you step inside, the quality of finish and attention to detail are immediately evident. The welcoming entrance hall is complemented by elegant tiled flooring, which continues seamlessly into the kitchen area, creating a practical yet sophisticated aesthetic.



The beautifully appointed kitchen features an extensive range of shaker-style eye and floor level units, providing generous storage and workspace. Integrated appliances are neatly incorporated, resulting in a sleek and highly functional setting ideal for modern family living.



The living room is a superbly presented space, boasting attractive herringbone flooring and a bespoke built-in media wall incorporating an electric fire and television unit, creating a warm and inviting focal point for relaxation and entertaining.

Accommodation comprises three well-proportioned bedrooms, including two spacious double bedrooms and a comfortable single bedroom, all presented in excellent decorative order. A stylish family bathroom completes the accommodation.



No expense has been spared in the renovation of this impressive home, which has been upgraded and maintained to an exceptionally high standard throughout. Offering a perfect blend of contemporary design, quality finishes and everyday comfort, No. 34 Kilmurray Avenue is an ideal opportunity for first-time buyers, downsizers or investors seeking a truly turnkey property. Early viewing of this outstanding home is highly recommended.

Rooms:

Entrance Hall Tiled flooring.

1.02m (3'4") x 3m (9'10")

Kitchen/Dining room Large open plan Kitchen and dining room. Tiled flooring. Generous eye and floor level shaker style kitchen. Solid counter top.

9.01m (29'7") x 3m (9'10")

Living Room

Herringbone flooring. Build in Media unit. Electric fire.

Bay Window. 3m (9'10") x 6m (19'8")





Bedroom 1 Double. Laminated flooring. Built in wardrobes 4.06m (13'4") x 3.03m (9'11")

Bedroom 2 Double. Laminated flooring
2.04m (6'8") x 4.05m (13'3")

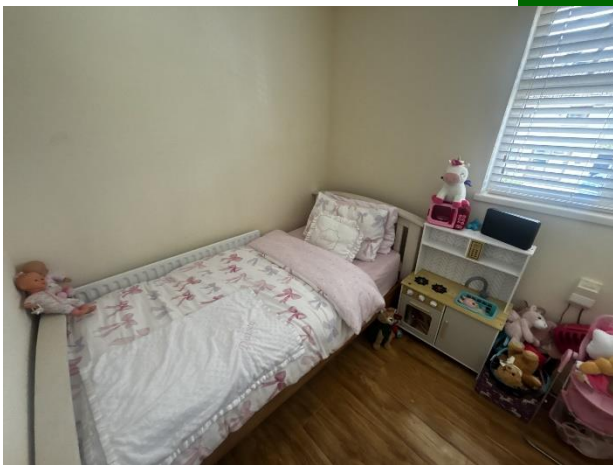
Bedroom 3 Single. Laminated flooring.
2.02m (6'8") x 2.04m (6'8")

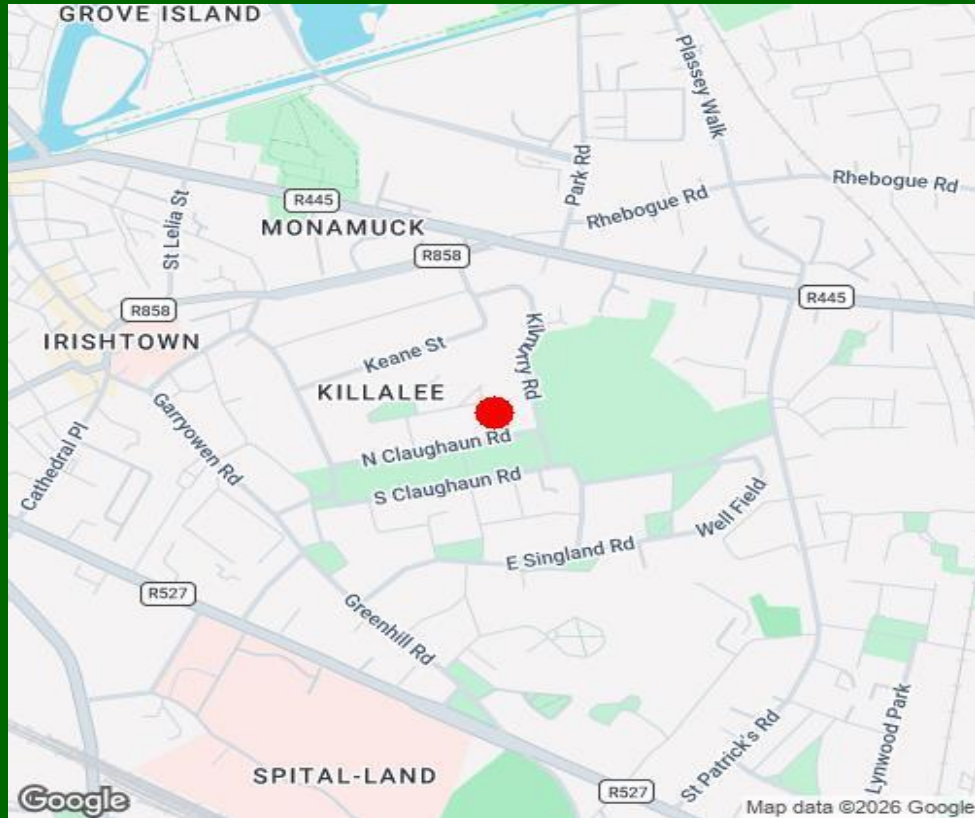


Bathroom Fully tiled
1.05m (3'5") x 2.05m (6'9")

Features:

- Excellent condition throughout
- Double glazed UPVC
- Low maintenance front and rear garden
- Very convenient residential location
- Well proportioned living and bedroom accommodation
- Superb three bedroom home
- Great local schools and shopping
- Sensible price point
- Good off street parking





Property Directions:

Enter V94 VX8R into your mobile device. GVM sign thereon

Agent Information:

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Disclaimer

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