

REA

DOOLEY GROUP

PSRA LIC. NO. 003411/004570

No. 64 Kylemore, School House Road, Castletroy, Limerick



Guide Price €340,000

REA Dooley Group are delighted to introduce to the market this A3 Rated 3 bedroom mid terrace property in "turn key" condition located in a popular residential development. No. 64 offers well proportioned and beautifully maintained living accommodation.

- Built in 2006
- "B3" BER Rating
- G.F.C.H.
- Enclosed rear garden
- Circa 102 sq.m.
- In turnkey condition
- uP.V.C. double glazed joinery
- Only c. 5.5km from Limerick City

Must be viewed to be appreciated

BER B3

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DESCRIPTION:

REA Dooley Group are delighted to introduce to the market this A3 Rated 3 bedroom mid terrace property in "turn key" condition located in a popular residential development. No. 64 offers well proportioned and beautifully maintained living accommodation.

The accommodation comprises of Entrance Hall, Living Room, Kitchen/Dining Room, Utility, WC, 3 Bedrooms, 1 Ensuite & Main Bathroom. This immaculate property enjoys all the benefits of modern day living with gas fired central heating system, Stira to partially floored attic, double glazed uPVC joinery. parking for two cars on cobble lock driveway, ample communal parking, facing a large green area. North facing enclosed rear garden with patio area and timber shed.

No. 64 Kylemore is superbly located being within a 6 minute drive from Castletroy Shopping Centre including SuperValu, Bella Italia, Costa Coffee, Hook & Ladder, Marbles Hair, Storm Cinema and Newtown Shopping Centre including Zwetou, shops and pharmacies. Monaleen GAA club, Castletroy Golf Club, and Tennis Club are within a very short distance and the location is easily accessible to the M7, major link roads and University of Limerick, Plassey Technological Park, Northern Trust, Johnson & Johnson and Newtown Recreation Park. The area has hugely popular walking and cycle lanes together with a very regular bus service at the entrance to the estate. There are three primary schools within minutes from the estate including Milford NS, Monaleen NS and a Gaelscoil (Gaelscoil Chaladh an Treoigh), There is also a secondary school close by " Castletroy College" and a number of hotels including the Kilmurry Lodge Hotel and Castletroy Park Hotel.

Viewing is very highly recommended.

ACCOMMODATION INCLUDES:

Entrance Hall: 8'0" (2.44m) x 16'6" (5.03m)
Tiled floor

WC: 5'1" (1.55m) x 4'2" (1.27m)
WC, WHB, Tiled floor

Kitchen/Dining Room: 18'4" (5.59m) x 11'10" (3.61m)
Fully fitted kitchen with integrated appliances, Granite counter top, Tiled floor, Recess lighting

Living Room: 11'8" (3.56m) x 16'7" (5.05m)
Double doors to Kitchen/Dining Room, Solid timber floor, Open fire with marble surround,
Recess lighting

Utility: 5'6" (1.68m) x 8'9" (2.67m)
Plumbed for washer/dryer, Fitted units

Bedroom 1: 10'8" (3.25m) x 8'11" (2.72m)
Solid timber floor

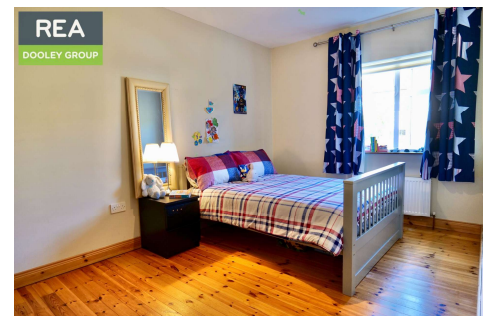
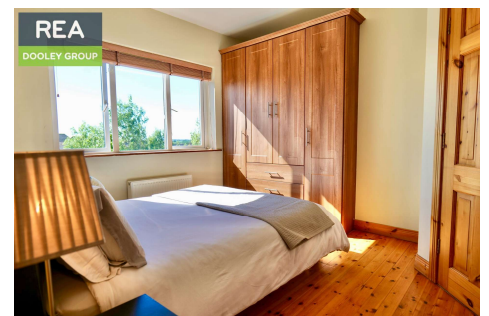
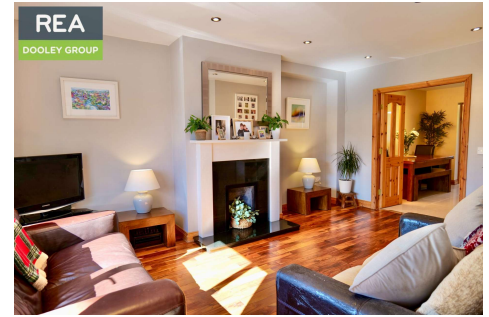
Bedroom 2: 10'11" (3.33m) x 14'3" (4.34m)
Solid timber floor, Built in wardrobe

Bedroom 3: 10'3" (3.12m) x 11'0" (3.35m)
Solid timber floor, Built in Wardrobe and Ensuite

Ensuite: 5'4" (1.63m) x 8'7" (2.62m)
WC, WHB, Tiled floor and Partly tiled wall, Electric Triton Shower

Main Bathroom: 7'3" (2.21m) x 6'10" (2.08m)
Fully tiled , WC, WHB, Bath, Rainfall Shower

VIEWING: Viewing strictly by appointment with selling agent.



DISCLAIMER: These particulars are given on the strict understanding that they will not form part of any contract. Whilst every care has been taken in preparing these particulars no responsibility is taken for any inaccuracies or errors. All enquiries and negotiations through REA Dooley Group only.