

## *An Sceach Geal, Kilrush Road, Kildysart*

**Attractive end of terrace 3 bedroom family home  
convenient to all local amenities.**

**For Best Advice on Mortgages, contact the Finance Team at Philip O'Reilly Property Plus.**



- \* Turn key condition**
- \* Solid red deal internal joinery**
- \* Low maintenance south facing garden with decking area**
- \* Walking distance to Kildysart village, shops and schools**

**Price: € 167,000**

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## LOCATION



Kildysart

From Ennis drive out the main Limerick road pass the Maxol petrol station, take a right hand turn for Kildysart. Continue straight for Kildysart passing Ballyncally village. Arrive in Kildysart village turn right in the centre for Kilrush. Estate is less than 400m on the left hand side. House is on the last row number 6.

## ACCOMMODATION

### Ground Floor

#### Entrance Hallway:

2m x 4.6m (6.56ft x 15.09ft) Ceramic tile flooring; under stairs storage area; wall mounted full length mirror.

#### Reception Room:

5m x 3.45m (16.4ft x 11.32ft)

Antique pine timber flooring; working feature open fireplace with cast iron inset, wooden surround and tiled base; double doors leading to kitchen/dining room.





### **Kitchen/Dining Room:**

3m x 5.57m (9.84ft x 18.27ft)

Contemporary buttermilk ivory style wall and base units; ample work surfaces with tile splash back; stainless steel extractor fan; plumbed for dishwasher; fridge freezer; television point; ceramic tile flooring; double patio doors to decking area.

**Utility Room:** 1.5m x 2m (4.92ft x 6.56ft)

Ceramic tile flooring; plumbed for washing machine; suite comprising of low level WC, and pedestal wash hand basin; window for offering natural light and ventilation.

### **First Floor Landing**

#### **Master Bedroom:**

3.9m x 2.9m (12.8ft x 9.51ft)

Solid red deal wooden flooring; built in wardrobes.

**En-Suite:** Ceramic tile flooring; fully tiled; suite comprising of low level WC, pedestal wash hand basin and power shower; stainless steel shelves; access to attic.

**Bedroom 2:** 3.7m x 2.6m (12.14ft x 8.53ft)

Solid red deal wooden flooring; built in wardrobe.

**Bedroom 3:** 3.1m x 2.83m (10.17ft x 9.28ft)

Solid red deal wooden flooring; built in wardrobe with chest of drawers; window overlooking garden.

**Main Bathroom:** 2.65m x 1.8m (8.69ft x 5.91ft)

Ceramic tile flooring; fully tiled; suite comprising of low level WC, pedestal wash hand basin, bath with shower attachment; wall mounted mirror; stainless steel shelves.



## **OUTSIDE**

- \* Low maintenance south facing rear garden with decking area
- \* Stepped to gravel flower beds with shrubbery concrete slab wall surround
- \* Wooden garden shed



**Viewing by Appointment with Sole Selling Agent  
– Property Code: 2009**