

Features & Services



Outside: The property is set on a corner site with a side entrance. There is a paved cobblelock driveway and garden area. An enclosed secure storage area is a super addition to the side of the house with access through to the garden. The back garden is fully walled and has a lawn area and raised planting.

Features & Services: B2 rated modern townhouse set on a corner site in a quiet cul de sac. Contemporary home in excellent condition, ready for immediate occupancy. Side entrance through to back garden view large storage shed on a concrete base. Secure walled back garden with lawn area and raised planting. Gas fired central heating. Solar panels. Attic storage and part flooring. Outside light and tap.

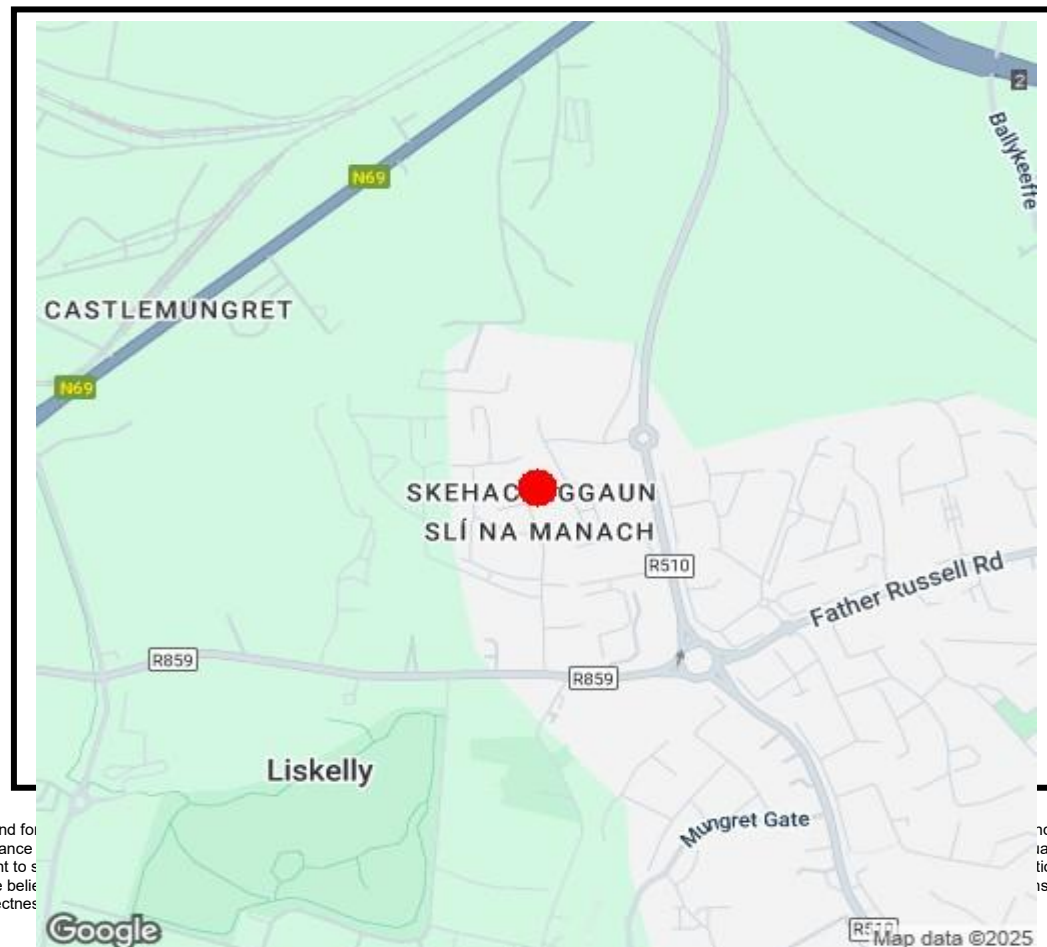
BER Rating: B2 **BER No.:** 104769351 **Energy Performance Indicator:** 111.54kWh/m2/yr

Floor Area: 99.2 Sq. m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €390,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for correct overall description for the guidance Prospective purchasers / tenants ought to s details are given in good faith, and are belie inspection or otherwise as to the correctnes

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For Sale by Private Treaty



11 Ard Thomáin, Slí Na Manach, Mungret, V94 VN8V.

Superb B2 rated modern home set in a quiet cul de sac on a spacious corner site and in show house condition throughout! A wonderful find for house hunters and ready for immediate occupation. This light filled contemporary 3 bedroom end townhouse has a large open plan living/dining room with large feature windows and french doors to the garden, there is a modern kitchen and beautiful tiling. Viewers will be impressed with the high ceilings throughout and generous bedrooms combined with superior fit out. Built circa 2012, this home boasts a B2 BER rating, qualifying it for preferential "green mortgage" rate, available from leading lenders. Solar panels further enhance its energy efficiency, reducing energy costs. Positioned in a quiet cul-de-sac with no passing traffic, the property offers peace and privacy while remaining ideally located between Raheen and Mungret Village. Within walking distance of schools such as St. Nessan's National School, St. Paul's N.S., Limerick Educate Together N.S., and Crescent College Comprehensive. There is a fantastic selection of shops, bars, restaurants, and gym and leisure facilities in the area. The University Hospital Limerick, Crescent Shopping Centre and Raheen Business Park are all within walking distance. Access to the M7 and M20 motorway provides excellent connectivity to Castletroy, Shannon, Dublin, Cork, Kerry and Galway.

BER B2

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Accommodation

Ground Floor:

Entrance Hall: Large entrance hallway with attractive polished porcelain tiling. UPVC door with glass panels surround. Coving. 9ft ceilings. Understairs storage.

Guest w.c: 1.44m (4'9") x 2.08m (6'10") Porcelain floor tiling. Fitted with modern sanitary ware including w.c. and wash hand basin unit.

Living/Dining Area: 3.47m (11'5") x 8.39m (27'6") Large reception area which runs the length of the house. Large picture window to front with a private outlook. Feature electric fireplace. Timber flooring. Television point. Large dining area. Floor to ceiling patio doors open onto the back patio. Garden views. Open plan to kitchen.

Kitchen: 2.86m (9'5") x 2.8m (9'2") Contemporary gloss cream kitchen with an elegant design. Wall and floor units. Large window. Integrated washing machine, dishwasher, oven, and hob with extractor fan. Under counter lighting. Porcelain floor tiling. Tiled splashback.

First Floor:

Landing: Carpet stairs.

Bedroom 1: 3.46m (11'4") x 3.56m (11'8") Double bedroom. Carpet flooring. Built in wardrobe. Ensuite.
Ensuite: 2.36m (7'9") x 1.15m (3'9") Tastefully decorated ensuite with large shower unit, w.c., wash hand basin and heated towel rail. Floor and wall tiling.

Bedroom 2: 3.47m (11'5") x 3.39m (11'1") Double bedroom. Large window. Carpet flooring. Double built in wardrobe.

Bedroom 3: 3.36m (11'0") x 2.08m (6'10") Spacious single bedroom/small double. Built in wardrobe. Carpet flooring.

Bathroom: Modern bathroom with bath, w.c., and wash hand basin. Heated towel rail. Pump shower. Floor tiling and bath area with splashback. Mirror.

