

Features & Services



Outside: Car parking to the front with lawn area. Side entrance to a private rear patio with lawn area and mature shrubbery. Southerly aspect capturing good sun light.

Features & Services: Alarm. Modern gas boiler. PVC double glazed windows. Constructed in 2001.

BER Rating: C3 **BER No.:** 117481473 **Energy Performance Indicator:** 212.22kWh/m2/yr

Floor Area: 123.07 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €380,000

Negotiator: Gillian Dunne, Residential Director 061 209000



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

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120 Glenbrook, Old Singland Road, Limerick, V94 H3EX.

Large 4 bedroom semi detached property with a garage to the side and two large reception rooms. This well maintained two storey house comes to the market in good decorative condition throughout and ready for immediate occupation. There is car parking to the front and a private rear garden with patio and lawn areas which have a wonderful south facing aspect. The property is sure to appeal to families, first time buyers and investors. Location is excellent within a mature estate and close to Limerick City and Eastway Business Park, University of Limerick, Northern Trust and all this areas new development.

BER C2

Accommodation

Ground Floor:

Entrance Hall: Timber flooring. Carpet stairs.

Guest w.c.: Fitted with w.c and wash hand basin. Tiled flooring and splashback.

Living Room: 4.02m (13'2") x 5.21m (17'1") Large reception room. Timber flooring. Timber fireplace with cast iron inset. Bay window.

Kitchen/Dining Room: 6.15m (20'2") x 3.37m (11'1") Large sunny reception room with south facing aspect and patio doors leading to the patio and gardens. Tiled flooring. Fully fitted kitchen with ample storage at wall and floor level. Tiled splashback. Integrated oven and hob.

Utility: 2.66m (8'9") x 1.83m (6'0") Tiled flooring. Door to garden. Built in units and counter. Plumbed for washing machine and dryer.

Garage: 4.74m (15'7") x 2.68m (8'10") Storage space. Door to front driveway.

First Floor:

Bedroom 1 - Master Bedroom: 3.45m (11'4") x 4.04m (13'3") Spacious double bedroom. Wall to wall built in wardrobes and drawers. Polished timber flooring. Ensuite.

Ensuite: 0.04m (2") x 0m (0") Tiled flooring. Fitted with w.c. and wash hand basin. Electric shower.

Bedroom 2: 3.58m (11'9") x 2.99m (9'10") Double bedroom. Timber flooring. 3 x Built in wardrobes.

Bedroom 3: 2.44m (8'0") x 2.48m (8'2") Generous single bedroom. Timber flooring.

Bedroom 4: 2.67m (8'9") x 6.31m (20'8") Double bedroom. Double aspect windows. Storage area. Polished timber flooring.

Bathroom: 2.45m (8'0") x 1.95m (6'5") Tiled bath area. Fitted with bath. w.c. and wash hand basin. Polished timber floors. Storage.

