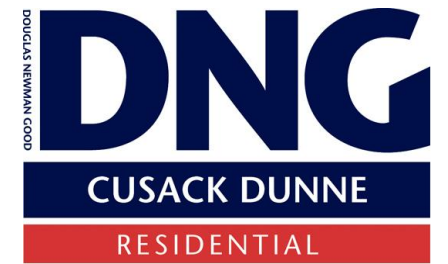


Features & Services



Outside: Open plan to front. Double driveway with two car parking spaces. Gated side entrance. Back garden with sunny south westerly orientation. The garden has a patio and is laid in lawn. Wall and fence boundary. Barna shed. Electricity/plumbing to garden shed. OutsideTap.

Features & Services: Air Source Heat Pump. Underfloor heating on the ground floor. 10 year Homebond warranty. Alarm. Constructed in 2020.

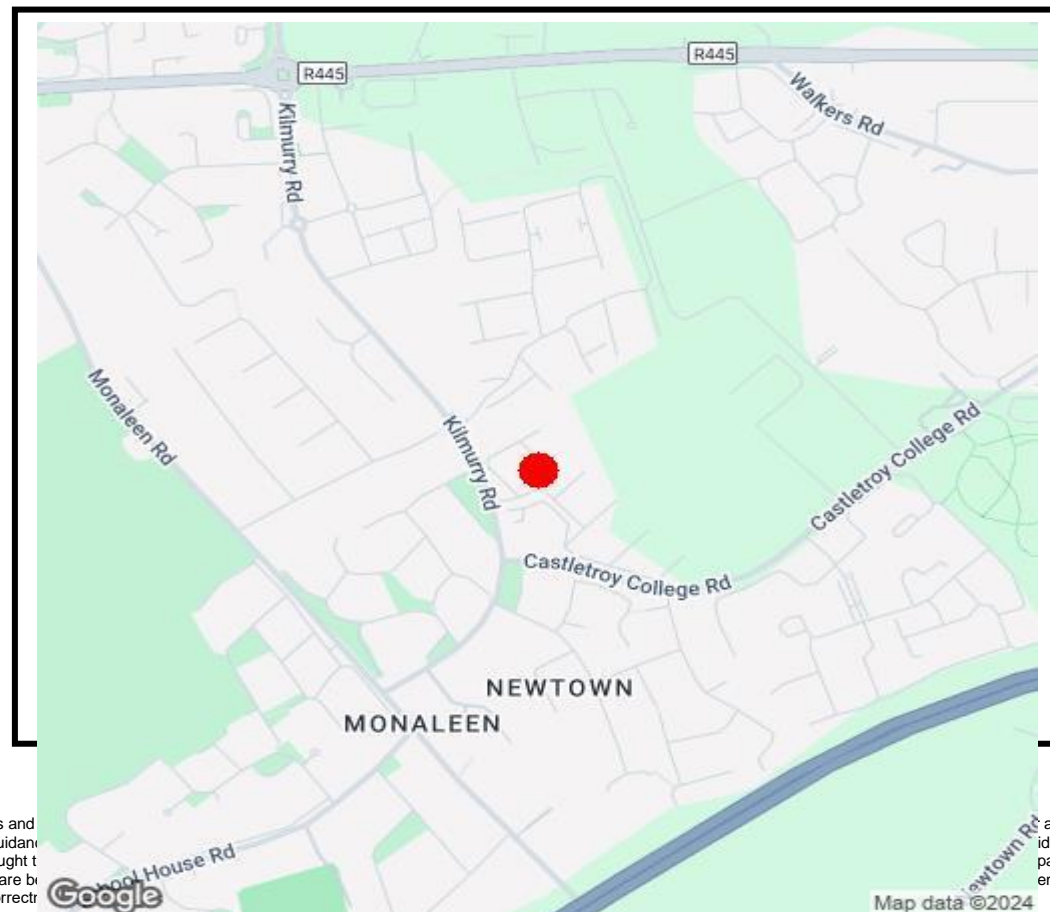
BER Rating: A2 **BER No.:** 113559959 **Energy Performance Indicator:** 47.95kWh/m2/yr

Floor Area: 106.06 sq.m (Approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €390,000

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 to be inspected or otherwise as to the correctness.

Google

Map data ©2024

and substantially identical items. position and other themselves by

For Sale by Private Treaty



12 Newtown Manor, Castletroy, Limerick, V94 2H73.

12 Newtown Manor is a stunning three bedroom semi detached A2 rated contemporary home, constructed in 2020. This beautiful property boasts luxurious finishes with quality workmanship throughout, down to every last detail, resulting in a truly special home. Viewers will be impressed by the array of features on offer including an exceptional kitchen with generous storage solutions and granite counter and splashback, superior bathrooms with 5* vibes including recessed lighting & mirrors, living room "pocket doors" & feature electric fire unit, clever sliderobes and much more. Perfectly located in the popular suburb of Castletroy, a very short walk from Castletroy Shopping Centre, Primary & Secondary Schools, Newtown Park, Restaurants and sporting amenities. The University of Limerick and Plassey Technological Park are also in the immediate area with easy access to the nearby Motorway and Limerick city centre.

BER A2

Accommodation

Ground Floor:

Entrance Hall: UPVC door. Tiled flooring. Stairs with carpet. Understairs storage. Understairs closet with plumbing for washing machine.

Guest w.c: 1.69m (5'7") x 1.51m (4'11") Fitted with tiled flooring wall tiling. Recessed mirrors and granite shelving. Fitted with contemporary sanitary ware including w.c. and wash hand basin. Recessed lighting.

Living Room: 4.32m (14'2") x 3.7m (12'2") Large contemporary window. Attractive laminate timber flooring. Electric fireplace. Recessed lighting/shelving. Pocket doors with glass panels to kitchen/dining area.

Kitchen: Open plan reception room, generously proportioned. Tiled flooring throughout. Modern fitted Shaker style kitchen with wall and floor units. Generous unit storage with excellent storage solutions. Quartz counter top and splashback. Integrated double oven. Integrated fridge freezer and dishwasher. Fitted shelving. Sliding patio doors. Recessed lighting.

Kitchen: 1.86 x 2.44

Breakfast area: 4.93 x 3.85

First Floor:

Bedroom 1: 3.3m (10'10") x 3.86m (12'8") Double bedroom. Carpet flooring. Sliderobes. Ensuite.

Ensuite: 2.63m (8'8") x 1.2m (3'11") Modern spacious ensuite with large shower unit, w.c and wash hand basin. Feature recessed mirrors and shelving. Heated towel rail. Light.

Bedroom 2: 4.05m (13'3") x 2.75m (9'0") Double bedroom. Carpet flooring. Sliderobes with excellent storage solutions.

Bedroom 3: 2.86m (9'5") x 2.8m (9'2") Single bedroom. Carpet flooring. Sliderobes with a selection of storage spaces.

Bathroom: 1.9m (6'3") x 2m (6'7") Superb bathroom, fitted with bath, w.c. and wash hand basin. Recessed Quartz shelving and recessed mirrors. Spot lighting. Tiled unit. Heated towel rail.

