

## Features & Services



**Features & Services:** Gas fired central heating. PVC double glazed windows. Parking. Balcony. Excellent decorative condition.

**BER Rating:** B3 **BER No.:** 104563929 **Energy Performance Indicator:** 126.3kWh/m2/yr

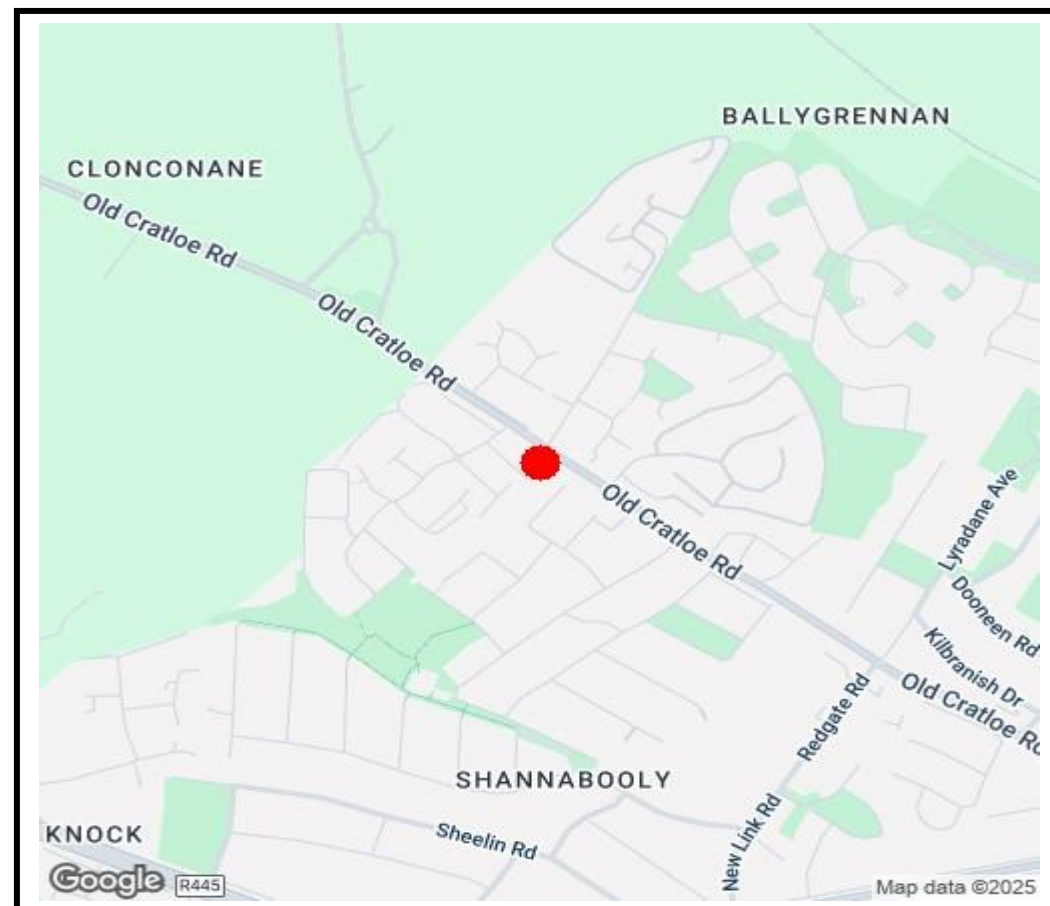
**Floor Area:** 87.98 sq.m (Approximately).

**Viewing:** By appointment with DNG Cusack Dunne

**Asking Price:** €265,000

**Negotiator:** Gillian Dunne, Residential Director 061 209000

### For Sale by Private Treaty



**15 The Grove, Shannonvale, Old Cratloe Road, Limerick, V94 C925.**

The location of the property within a cul de sac is perfect and grants peace and quiet to the occupiers. Shannonvale has now proven itself as an excellent option for those wishing to be close to all of the major employment and educational facilities in the area including Limerick Institute of Technology and further afield to the Shannon Airport industrial zone. For those commuting, the Old Cratloe Road is within close proximity to the motorway network surrounding Limerick which can have you en route to any area of the country within minutes.

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**BER B3**

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## Accommodation



**Ground Floor:** The ground floor of the subject property consists of a living room to the front of the property which is finished with wood flooring and is accessed from the wide entrance hallway.

**Hallway:** 5.06m (16'7") x 2m (6'7") From the hallway you can get access to the open plan kitchen / dining room. From here you can step out on to your own private balcony on which to enjoy the morning sun.

**Guest w.c:** This property also has the added benefit of a guest w.c., in the hallway which is always a useful addition in these types of property.

**Living Room:** 3.03m (9'11") x 4.07m (13'4")

**Kitchen/Dining Area:** 5.03m (16'6") x 3.04m (10'0") The kitchen is equipped with an ample supply of solid floor and wall storage units and is plumbed for washing machine and dishwasher.

### First Floor:

**Bedroom 1:** 3.01m (9'11") x 4.02m (13'2") Double bedroom. Fitted wardrobes. Carpet flooring. Ensuite.

**Ensuite:** 1.07m (3'6") x 1.07m (3'6") w.c and wash hand basin. Shower.

**Bedroom 2:** 3.01m (9'11") x 2.09m (6'10") Double bedroom. Built in wardrobe. Carpet flooring.

**Bedroom 3:** 2.09m (6'10") x 2m (6'7") Single bedroom. Built in wardrobe. Carpet flooring.

**Attic:** Stira staircase. Easy access to the attic area with storage.

