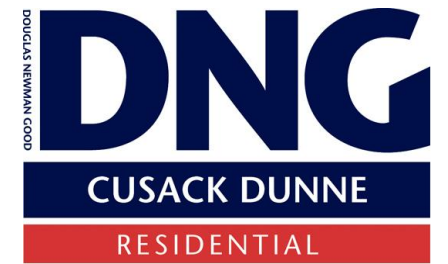


Features & Services



Outside: The property is positioned in a cul de sac with car parking to the front and a lawn area. Gated side entrances to the superb back lawn which has a large patio area and a beautiful leafy mature private backdrop. Shed.

Features & Services. Contemporary detached home with an attractive exterior. Extensive interior laid out over three floors. Exciting design features including immense windows and vaulted ceilings. Leafy back garden which has a country like setting and tranquil appeal. Walking distance of all local schools, Crescent Shopping Centre and UHL. 4 reception spaces, 4 bedrooms and 4 bathroom/w.c.s. Gas fired central heating, Thermostat controlled radiators. Pvc double glazed windows. Insulated throughout.

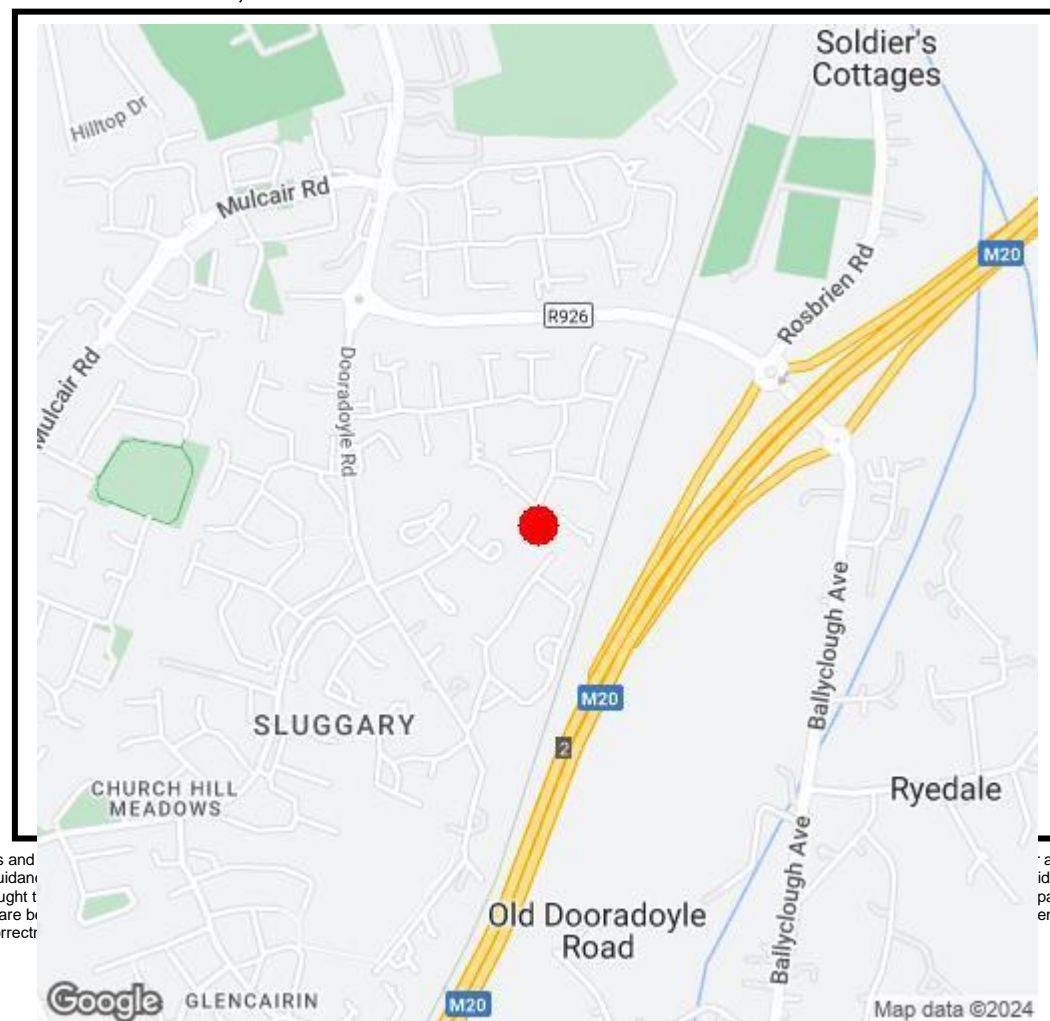
BER Rating: B3 **BER No.:**102916871 **Energy Performance Indicator:** 149.75kWh/m2/yr

Floor Area: 176.99 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €475,000

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

and substantially idual items. pation and other emselves by

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For Sale by Private Treaty



19 Lissanálta Drive, Dooradoyle, Limerick, V94 WCK1.

Contemporary detached home with an attractive exterior and an extensive interior laid out over three floors with exciting design features including immense windows and vaulted ceilings to mention but a few details. A wonderful family home, built 2004 with a C1 energy rating, there is ample space throughout, four double bedrooms and four bathrooms. Tastefully decorated and ready for immediate occupation. Always highly regarded and sought after, Lissanalta is a popular residential estate and no. 19 has the benefit of a wonderful leafy back garden which has a country like setting and tranquil appeal. Set in a cul de sac with a green area adjacent and walking distance of all that Dooradoyle and Raheen has to offer. Minutes from UHL, Crescent shopping centre, primary & secondary schools and Limerick city centre. Viewing highly recommended to appreciate this fine family property.

BER B3

9 Lower Mallow Street, Limerick.
T: 061 209000 F: 061 209200
E: cusackdunne@dng.ie dng.ie



Accommodation



Ground Floor:

Entrance Hall: 3.17m (10'5") x 4.11m (13'6") Timber flooring. Understairs storage. Feature round window. Access to all reception areas.

Living/Dining Room: Open plan living/dining room running the length of the house and a superb reception room for family gatherings and entertaining, the true heart of this home.

Living Room: (4.08 x 5.02) Carpet flooring. Solid fuel stove. Large window to front. Side window.

Dining Area: (4.02 x 4.07) Timber flooring. Sliding door to garden. Large windows overlooking the mature back lawn. Access to kitchen.

Family Room: 4.67m (15'4") x 3.07m (10'1") Spacious reception area. Large window. Built in shelving. Timber flooring.

Kitchen/ Breakfast Area: 5.61m (18'5") x 3.47m (11'5") Wall and floor maple shaker style units. Tiled splashback. Recessed lighting. Laminate flooring. Integrated double oven. Stainless steel sink. Breakfast counter.

Utility area: Plumbed for washing machine. Door to garden. Access to dining room.

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

First Floor:

Bedroom 1: 3.48m (11'5") x 4.71m (15'5") Double bedroom. Leafy outlook. Laminate flooring. Built in wardrobe. Large windows.

Bedroom 2: 3.12m (10'3") x 4.07m (13'4") Double bedroom. Laminate flooring. Built in wardrobe. Window. Front of property.

Bedroom 3: 3.46m (11'4") x 2.52m (8'3") Double bedroom. Laminate flooring. Built in wardrobe.

Bathroom: 2.28m (7'6") x 1.76m (5'9") Fitted with bath, w.c. and wash hand basin. Linoleum flooring. Tiled bath and basin area. Built in storage units and mirror.

Shower Room: 2.08m (6'10") x 1.17m (3'10") Fitted with electric shower. w.c. and wash hand basin. Tiled shower and basin area. Heated towel rail. Laminate flooring.

Second Floor:

Master Bedroom/ Bedroom 4: Stairs to walk in wardrobe with shelving. Steps to master bedroom. Double bedroom. Vaulted ceiling and three feature round windows and side window, Dressing area. Recessed lighting.

Bedroom area: (3.70 x 2.61) **Dressing area:** (3.34 x 2.06) **Ensuite:**

Ensuite: 1.28m (4'2") x 3.63m (11'11") Feature round window. Fitted with w.c and wash hand basin. Shower. Laminate flooring. Feature tiling.

