

Features & Services



Features & Services: Gas fire central heating. Elevated site. Attic conversion with stairs. Built in c2007. Finished to a high spec throughout.

BER Rating: C1 **BER No.:** 118898188 **Energy Performance Indicator:** 155.39kWh/m2/yr

Floor Area: 230 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €395,000

Negotiator: Mark Cusack, Director 061 209000



1 Rhebogue Hill, Rhebogue, Limerick, V94 WT2R.

DNG Cusack Dunne are delighted to bring to the market this spacious 4/5 bedroom detached house with attic conversion. Offering the perfect location close to both the City Centre and UL together with local shopping centres & retail parks, this sought-after residential area offers convenience and accessibility. Elevated site with large front garden and substantial enclosed private rear yard / driveway. Ideal for families wishing to trade up to a larger property.

Viewing highly recommended.

BER C1

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dng.ie

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



Accommodation



Ground Floor:

Hallway: 6.03m (19'9") x 2.07m (6'9") Spacious hallway with timber laminate flooring.

Kitchen/Dining Area: 7m (23'0") x 4.02m (13'2") Modern high gloss finished kitchen units, pantry room, tiled floor, patio doors to rear driveway.

Living Room: 6.03m (19'9") x 4.02m (13'2") Features a bay window overlooking the front gardens, cast iron fireplace with timber surround and timber laminate flooring.

Utility: 2.09m (6'10") x 2.07m (6'9") Spacious utility with tiled floor and side entrance.

Guest w.c: Shower wet room. w.c., and wash hand basin.

Study / Bedroom 1: 2.07m (6'9") x 2.07m (6'9") Timber laminate flooring.

Playroom / Bedroom 2: 4.06m (13'4") x 2.07m (6'9") Timber laminate flooring

First Floor:

Bedroom 3: 4.04m (13'3") x 4.02m (13'2") Double bedroom with timber laminate flooring and ensuite.

Ensuite: 3.01m (9'11") x 2.06m (6'9") Fully tiled with electric shower, Wash hand basin and w.c.

Bedroom 4: 4.08m (13'5") x 3.04m (10'0") Double bedroom with timber laminate flooring.

Bedroom 5: 3.07m (10'1") x 3.04m (10'0") Double bedroom with timber laminate flooring. Spacious landing area with pine stair leading to converted attic.

Attic Conversion: 7m (23'0") x 3.05m (10'0") Offering bright spacious storage area featuring 4 velux windows. Currently in use as a bedroom with ensuite and separate living area.

