

Features & Services



Features & Services: Three bedroom duplex residence. Exceptionally large master suite with balcony. Two additional spacious double bedrooms. Two bathrooms plus guest w.c. Electric storage heating throughout. Alarm system installed. Built in wardrobes in all bedrooms. Bright and spacious open plan living accommodation. Two balconies. Highly sought after Castletroy location. Constructed in 2004.

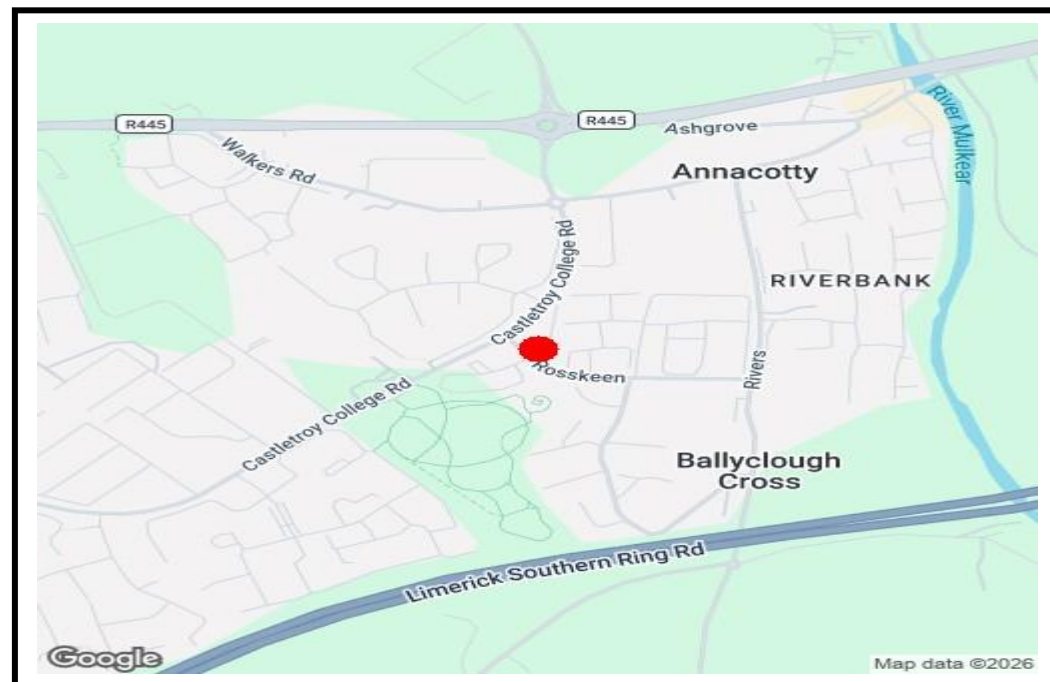
BER Rating: B3 **BER No.:** 106949548 **Energy Performance Indicator:** 127.57kWh/m2/yr

Floor Area: 113.24 sq. m (Approximately)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €315,000

Negotiator: Gillian Dunne, Residential Director 061 209000



For Sale by Private Treaty



21 Newtown Mews, Newtown, Limerick, V94 KV59.

This attractive three bedroom duplex residence is ideally located in the highly sought after area of Castletroy, offering an excellent opportunity for both owner-occupiers and investors alike. The property is well laid out and benefits from bright, spacious accommodation throughout, including a particularly impressive master suite with balcony access and generous bedroom accommodation at first floor level.

BER B3

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Accommodation

Ground Floor:

Entrance: A generous and welcoming entrance hall featuring carpet flooring and a large picture window, providing excellent natural light. The property is also fitted with an alarm system.

Living Room: 3.64m (11'11") x 4.55m (14'11") A bright and spacious living area. Carpet flooring. Coal effect electric fire, creating a warm and inviting focal point. The room benefits from access to a small balcony and flows seamlessly into the adjoining kitchen/dining area.

Kitchen / Dining Area: 2.68m (8'10") x 5.41m (17'9") Fitted with wall and floor kitchen units and finished with tiled flooring. This space forms part of the open-plan living accommodation and offers a practical and functional layout.

Guest w.c.: 1.55m (5'1") x 1.66m (5'5") W.C., and wash hand basin. tiled flooring and tiled splashback.

Bedroom 3: 3.5m (11'6") x 2.83m (9'3") A well proportioned double bedroom. Carpet flooring. Built in wardrobes.

First Floor:

Bedroom 1: 5.58m (18'4") x 5.64m (18'6") A very spacious bedroom. Carpet flooring, Two sets of built in wardrobes. Access to a private balcony, providing an excellent sense of light and space. Ensuite.

Ensuite: 2.27m (7'5") x 1.65m (5'5") W.C., and wash hand basin. Electric shower unit. Tiled flooring and tiled shower area.

Bedroom 2: 3.44m (11'3") x 4.3m (14'1") A large double bedroom. Carpet flooring. Built in wardrobes. Two windows, one of which is a Velux, allowing for excellent natural light.

Bathroom: 3.12m (10'3") x 2.09m (6'10") Well appointed bathroom. W.C., and wash hand basin, Tiled flooring. Bath and tiled bath surround.

