

## Features & Services



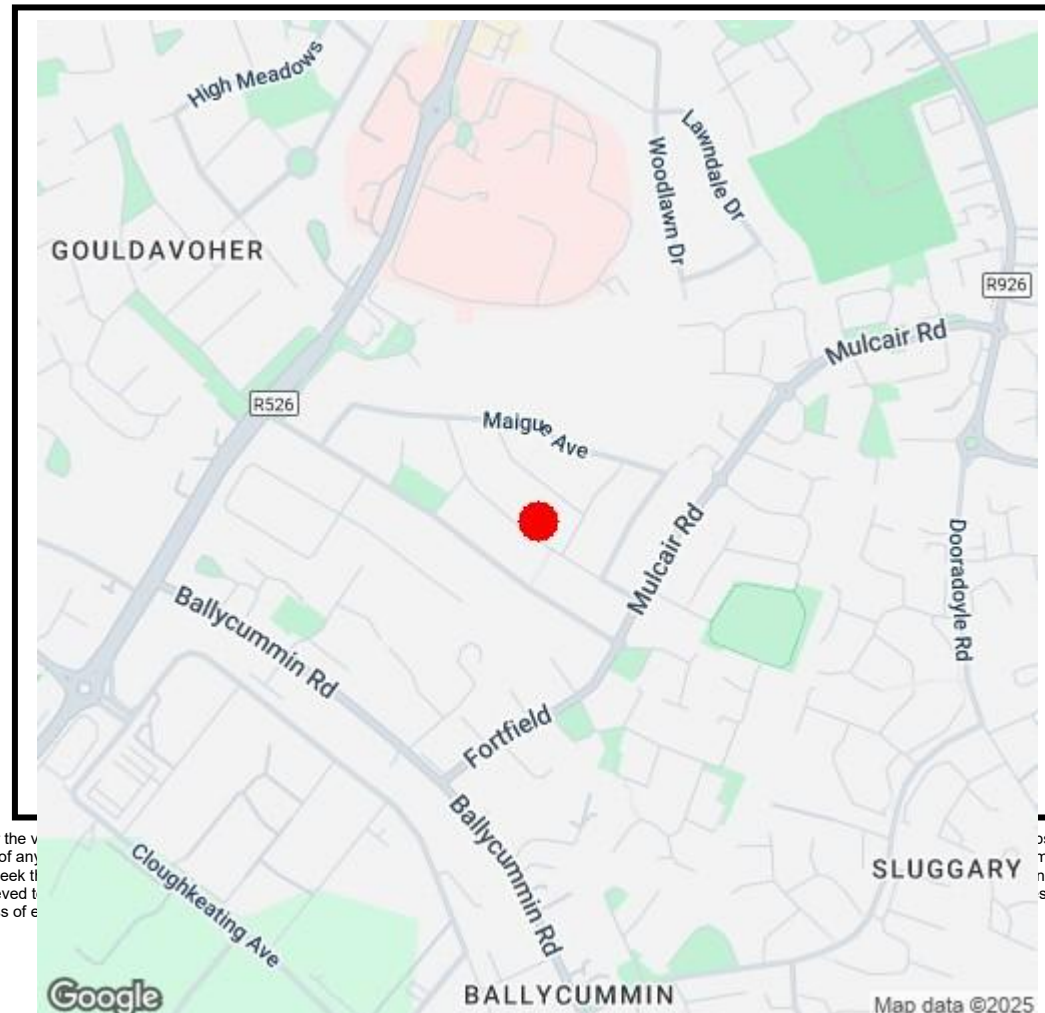
**Outside:** Tarmacadam driveway with ample car parking to the front. Walled front with mature hedging. The back garden has a gravelled area, Lawn area and patio area. Fully walled and private. Pergola with mature roses and hedging. Access to the garage. Garage (4.52 x 2.70) Electricity and sensor lighting.

**Features & Services:** This stunning three bedroom semi detached property was fully refurbished in 2018 improving the BER to a B2 rating. The attention to detail throughout is evident and the design and decor is second to none. Open plan extension with vaulted ceilings, overlooking the garden. Air to water heat pump, with underfloor heating downstairs and efficient aluminium radiators upstairs. The property has been insulated throughout and has double glazed UPVC casement window units in light golden oak. Garage (4.52 x 2.70). Walking distance to major employers such as University Hospital Limerick, Regeneron and Eli Lilly. Convenient to local primary and secondary schools and the Crescent Shopping Centre. Constructed in 1979.

**BER Rating:** B2 **BER No.:** 109146852 **Energy Performance Indicator:** 27.67kWh/m2/yr

**Floor Area:** 122.98 sq.m (Approximately).

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



DNG Cusack Dunne for themselves and for the correct overall description for the guidance of any Prospective purchasers / tenants ought to seek the details are given in good faith, and are believed to be correct in all respects or otherwise as to the correctness of the information.

Substantially true and other details as by

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## For Sale by Private Treaty



### 21 Owenmore Drive, Raheen, Limerick, V94 YHOK.

A truly special home which must be viewed to be believed! A stunning result for this transformed home which could easily grace the pages of any Interiors Magazine! The attention to detail throughout is evident and the design and decor is second to none. Just hang up your hat and move right in. An absolutely beautiful property which is impossible to find in today's market. The house was fully refurbished in 2018 improving the BER to a B2 rating. This included upgrading the insulation throughout, electrical wiring, plumbing and heating. The property has an air to water heat pump, with underfloor heating downstairs and efficient aluminium radiators upstairs. Original downstairs floors were all taken up and replaced with modern insulated solid floor construction. The internal walls were all refinished with insulated plasterboard and replastered. Windows were all replaced with double glazed UPVC casement units in light golden oak, the frames are part of the FutureProof range and can take a third layer of glazing in future without replacing the units. The rear side door is an ultra tech engineered timber door in white.

**BER A2**

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## Accommodation

### Ground Floor:

**Entrance Hall:** The front door is a premium GRP composite door with sidelights in anthracite grey. Premium Walnut laminate timber flooring. Understairs storage. Carpet stairs.

**Guest w.c:** Patterned porcelain tile with a matt finish to floors. Light grey shaded porcelain wall tiles with a gloss finish. Recessed lighting. Shower. Modern sanitary ware with integrated wash hand basin ( with storage unit) and w.c.

**Living Room:** 4.03m (13'3") x 3.15m (10'4") Reception room located to the front of the property. Beautifully decorated. Premium walnut laminate flooring. Large window. Cast iron fireplace. Coving. Glass panelled doors.

**Family Room:** 3.67m (12'0") x 3.83m (12'7") A second reception room which is open plan with the large kitchen/dining room extension. Light coloured wood effect porcelain stoneware floor tile with matt finish. Recessed lighting. Inset solid fuel stove.

**Open Plan Kitchen/Dining:** Exceptional reception room. Open plan extension with vaulted ceilings, overlooking the garden. Stunning designer kitchen with Shaker style solid ash units painted warm grey with extra high top units, integrated appliances, pull out base larder units, corner unit carousel, bins and drawers, with soft close mechanisms. The worktops are quality leading edge laminate worktops with a Quartz like finish. Walls are finished with a white shaded porcelain tile with a gloss finish. The extra large island incorporates storage units beneath on both side. Vaulted ceiling. 4 x Velux windows. Recessed lighting and feature light fittings. French doors with windows to side lead to the garden. Light coloured wood effect porcelain stoneware floor tile with matt finish.

**Utility:** Spacious utility room with ample attractive storage units. Counter top. Stainless steel sink. Plumbed for washing machine. Door to side of property.

### First Floor:

**Landing:** Carpet flooring. Hotpress with shelving.

**Bedroom 1:** 3.65m (12'0") x 3.56m (11'8") Double bedroom. Premium light oak laminate flooring. Wall to wall built in wardrobes.

**Bedroom 2:** 3.45m (11'4") x 3.11m (10'2") Double bedroom. Premium light oak laminate flooring. Built in wardrobe.

**Bedroom 3:** 3.06m (10'0") x 2.36m (7'9") Single bedroom. Premium light oak laminate flooring

**Bathroom:** 1.63m (5'4") x 2.52m (8'3") Contemporary family bathroom. Fitted with bath, w.c. and wash hand basin with storage unit. Mirror and shelving. 2 x Windows. Patterned porcelain tile with a matt finish to floors. Cream bevelled brick effect ceramic wall tiles with a gloss finish.

