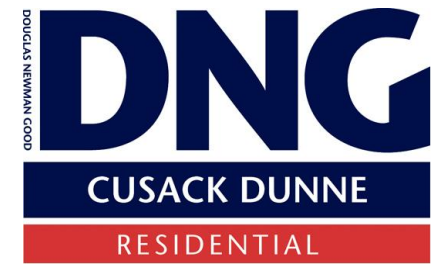


Features & Services



Outside: Garden shed. South East rear facing.

Features & Services: Gas fire central heating. Double glazed PVC windows.

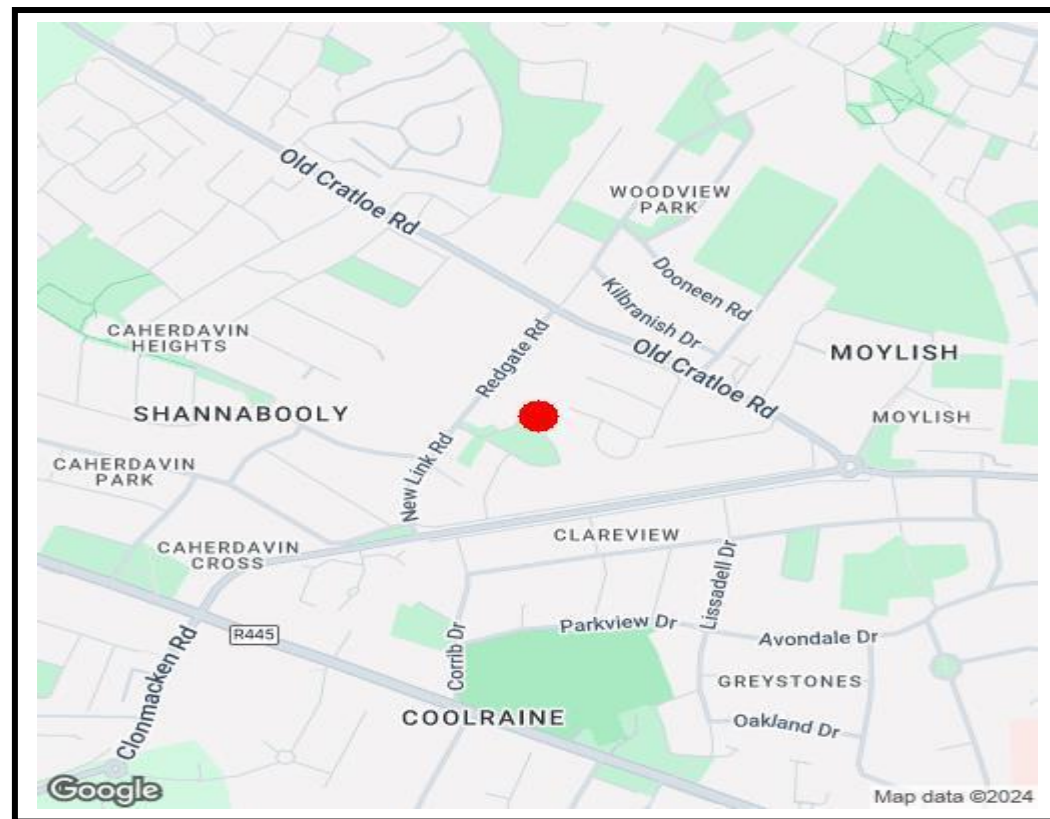
BER Rating: D2 BER No.: 102384880 **Energy Performance Indicator:** 272.67kWh/m2/yr

Floor Area: 138.71 sq.m (Approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €350,000

Negotiator: Mark Cusack, Residential Director 061 209000



For Sale by Private Treaty



23 Davin Gardens, Caherdavin, Limerick, V94 KFX9.

Particularly spacious family home which has been extended to the side and rear and offers a wonderful layout with excellent living accommodation which is almost impossible to find in this mature neighbourhood. A wonderful home for life, boasting large reception areas at ground floor level, all of which are well proportioned and bright and airy. There are four bedroom at first floor level. This semi detached property has parking to front and southerly rear mature gardens. A superb opportunity to make this a home of dreams and to raise a family. Set on an elevated site within a small secluded cul de sac in a secure established neighbourhood. A viewing is highly recommended to appreciate the size and potential of this property.

DNG Cusack Dunne for themselves and for the vendor / landlord of this property whose agents they are given notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser / tenant and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers / tenants ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser / tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. DNG Cusack Dunne are licensed to use the name "DNG" as franchisees of DNG Limited. Licence number 002730

BER D2

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Accommodation

Ground Floor:

Entrance Hall: 3.6m (11'10") x 2.88m (9'5") Spacious area. Under stairs storage. Carpet flooring.

Living Room: 3.9m (12'10") x 8.1m (26'7") Large front and rear window. Marble and timber open fireplace. Recessed wall alcove. Dimmer switches. Carpet flooring.

Dining Room: 2.8m (9'2") x 4.3m (14'1")

Kitchen: 2.75m (9'0") x 2.9m (9'6") Shaker style kitchen. Door to rear garden. Lino carpet flooring.

Guest w.c: 2.3m (7'7") x 0.79m (2'7") w.c and electric shower.

Utility: 1.88m (6'2") x 0.9m (2'11") Plumbed for washing machine and dryer.

Study: 4m (13'1") x 2.7m (8'10")

First Floor:

Bedroom 1: 2.5m (8'2") x 2.6m (8'6") Single bedroom to the front of the property.

Bedroom 2: 3.3m (10'10") x 4.6m (15'1") Double bedroom to the front of the property. Built in wardrobe.

Bedroom 3: 3.4m (11'2") x 3.3m (10'10") Double bedroom to the rear of the property. Built in wardrobe and book shelf.

Bedroom 4: 3.5m (11'6") x 2.1m (6'11") Single bedroom to to the rear of the property.

Bathroom: 2m (6'7") x 1.97m (6'6") w.c and wash hand basin. Bath.

Hotpress:

