

Features & Services



Outside: Generous front driveway with car parking and lawn area. The property is fully walled to the rear and is laid in lawn. Side entrance.

Features & Services. A3 rated modern home built in recent years and may qualify for the "green mortgage" rate. Contemporary decor and a sense of space and light throughout. Ready for immediate occupation and in turn key condition. Convenient location only minutes from Limerick City. Walking distances of local amenities. Solid oak doors. Tastefully decorated with modern fitted kitchen kitchen. Air to water heat pump central heating system. Constructed in 2018.

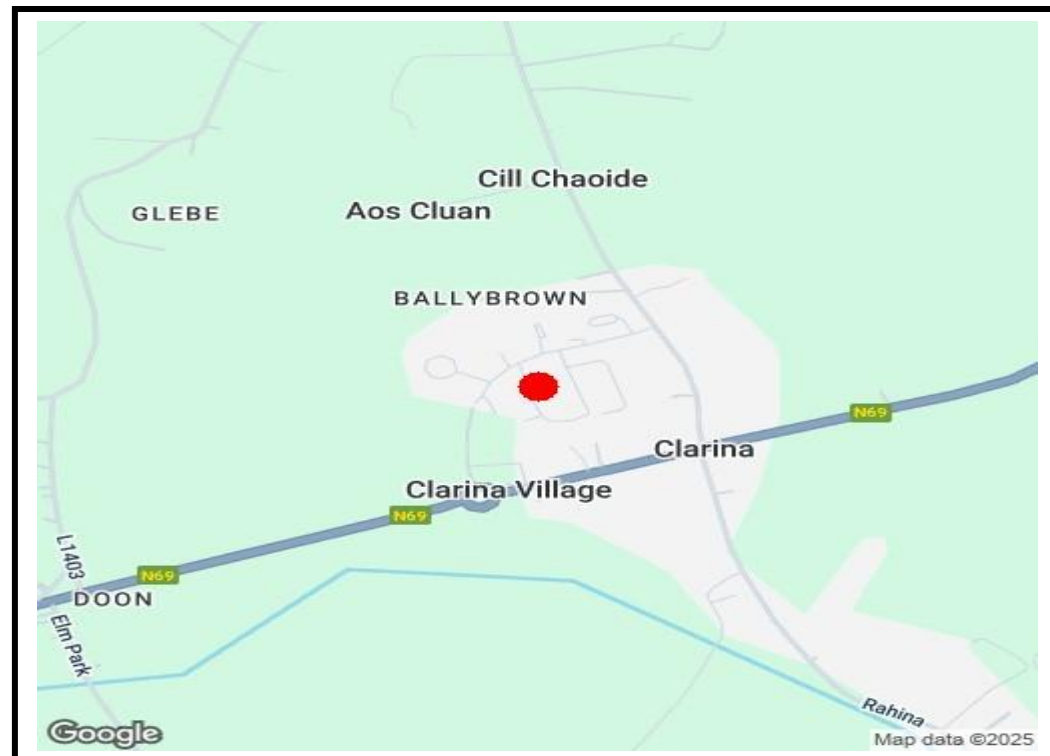
BER Rating: A3 **BER No.:**111590097 **Energy Performance Indicator:** 63.88kWh/m2/yr

Floor Area: 109.01 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €375,000

Negotiator: Gillian Dunne, Residential Director 061 209000



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

For Sale by Private Treaty



24 Cluain Aoibh, Clarina Village, Co. Limerick, V94 9N23.

Contemporary A3 rated modern semi detached property which oozes a sense of space and light throughout. This show house style property is ready for immediate occupation and is beautifully presented throughout in a tasteful colour scheme and decorative finish. Viewers will be impressed with the well proportioned room sizes and modern interior. The property has a wonderful open plan living/kitchen/dining room with double aspect windows and french doors to the back garden. Set in a quiet position within this sought after residential development, there is off street parking to the front and enclosed back garden, laid in lawn. Clarina Village is minutes walk and offers neighbourhood amenities including Shops, Service Station & Restaurants, Pharmacy & Medical Centre, Clarina Community Centre & National School and closeby are Ballybrown GAA club and Clarina Equestrian Centre, Clarina is minutes drive from Limerick City and convenient to Raheen & Mungret which offer Raheen Industrial Estate, UHL, the Crescent Shopping Centre and Mungret Park. Easy access to the M7 Motorway, the gateway to Shannon International airport and the West and East of Ireland. Also nearby is the village of Adare with the world renowned Adare Manor and Golf Resort, which is set to host the 2027 Ryder Cup.

BER A3

Accommodation



Ground Floor:

Entrance Hall: Tiled flooring. Composite door. Window. Attractive contemporary stairs. Large hall.

Guest w.c: Tiled flooring. Brick effect wall tiles. Fitted with w.c., and wash hand basin. Window. Towel rail.

Living/Dining/Kitchen: 8.26m (27'1") x 4.55m (14'11") Open plan reception room, offering ample space and light. Large window to front. French doors to rear. Timber effect floor tiles. Shaker style kitchen. Ample storage at floor and wall level. Contemporary colour. Quartz counter tops. Brick effect splashback tiling. Recessed sink. Integrated oven and hob. Dishwasher and fridge freezer.

Utility: 1.78m (5'10") x 2.25m (7'5") Tiled flooring. Plumbed for washing machine. Counter top. Door to garden.

First Floor:

Landing: Carpet stairs. Walnut effect laminate flooring.

Bedroom 1: 3.4m (11'2") x 4.31m (14'2") Double bedroom. 3 x Double built in wardrobes. Ceiling coving. Laminate flooring. Large window. Walk in wardrobe (1.75 x 2.02).

Ensuite: Plumbed for ensuite. Laminate flooring. Currently in use as a walk in wardrobe.

Bedroom 2: 2.86m (9'5") x 3.1m (10'2") Double bedroom. Sliderobes. Laminate flooring.

Bedroom 3: 2.86m (9'5") x 2.64m (8'8") Double bedroom. Laminate flooring.

Bathroom: 2.31m (7'7") x 2m (6'7") Fully tiled. Fitted with large shower unit, w.c., wash hand basin with storage and bidet. Mirror.

