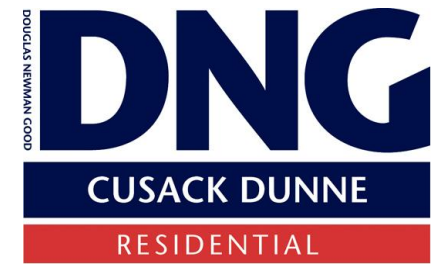


Features & Services



Outside: Garden - Front: Parking. Gravelled area. Back: Raised deck. South facing west. Lawn area: Gated back entrance. Very private. Rose beds. Enclosed secure lane.

Features & Services: Pvc double glazed windows. Gas fire central heating. Gas boiler in 2021. Alarm. Constructed in 1960's.

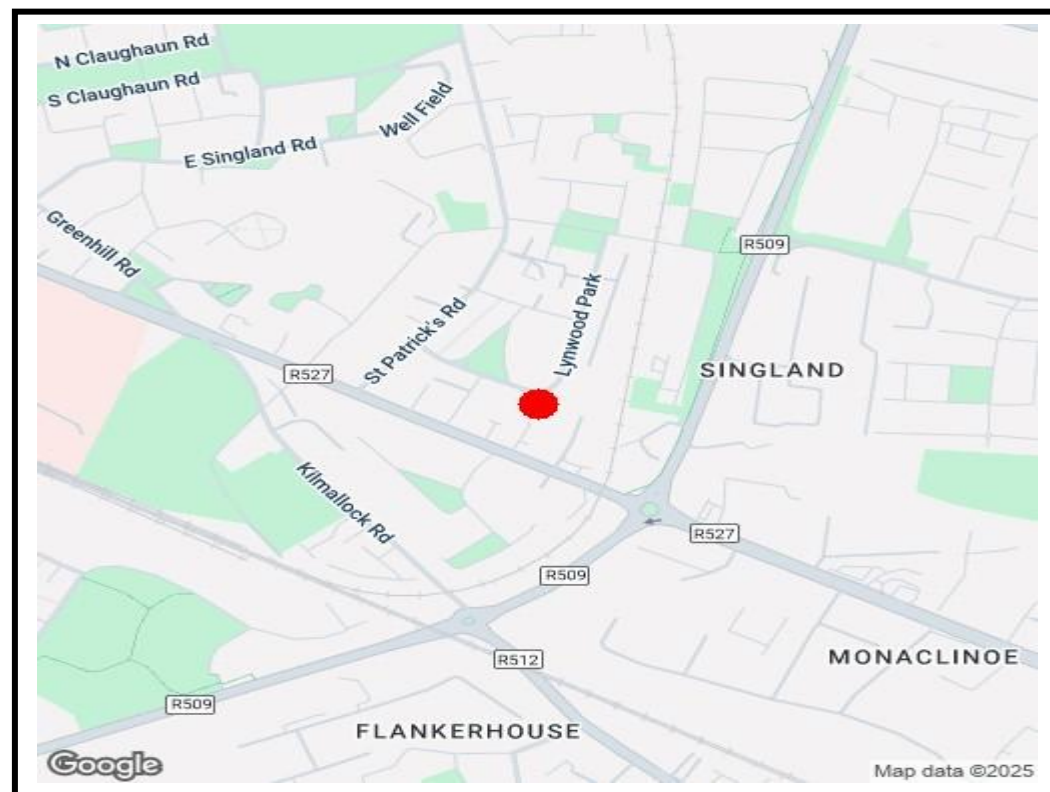
BER Rating: C3 **BER No.:** 109141994 **Energy Performance Indicator:** 205.16kWh/m2/yr

Floor Area: 93 sq. m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €275,000

Negotiator: Gillian Dunne, Residential Director 061 209000



For Sale by Private Treaty



24 Lynwood Park, Ballysimon Road, Limerick, V94 D65E.

Wonderful welcoming family home with a contemporary feel throughout and in excellent decorative condition. Surprisingly spacious rooms with high ceilings and a superb south facing garden with deck area are some of the lovely features which allow this property to stand out. Viewing is an absolute must to get a sense of all this three bedroom property has to offer. Viewers will be impressed with the location also, close to Limerick City yet in a mature residential neighbourhood. There is an attic room which is an ideal addition. A private outlook over the large deck with lawn beyond gives an open feel to the kitchen/dining room. Car parking to the front and rear access to the garden.

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 C3

With Branches Nationwide

dng.ie

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Accommodation

Ground Floor:

Entrance Hall: Laminate flooring. Upvc door.

Guest w.c.: Timber flooring. w.c and wash hand basin.

Living Room: 4.8m (15'9") x 3.87m (12'8") Timber flooring. Open plan to dining room. Large window. Recessed lighting. Open fireplace. Contemporary timber and cast iron inset.

Kitchen/Dining Room: 5.57m (18'3") x 2.86m (9'5") Pocket doors. Timber flooring. French doors to garden

First Floor: Timber stairs. Feature decor.

Bedroom 1: 4.37m (14'4") x 3.39m (11'1") Double bedroom. Timber flooring. Slide robes and mirrors. Extensive storage.

Bedroom 2: 3.35m (11'0") x 3.63m (11'11") Double bedroom. Carpet flooring. Two built in wardrobes.

Bedroom 3: 2.44m (8'0") x 3.31m (10'10") Generous bedroom. Laminate timber flooring. Access to the attic room.

Bathroom: 2.11m (6'11") x 1.86m (6'1") Fully tiled. Bath. w.c. and wash hand basin with storage unit. Electric shower. Recessed shelving.

Attic room: Attic storage space, floored, velux windows.

