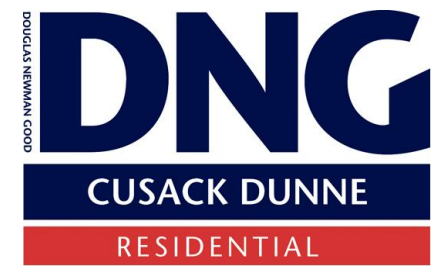


Features & Services



Outside: There is generous parking to the front and a lawn area. Gated side entrance to a fully enclosed garden which is laid in lawn and has a patio area.

Features & Services: There is a tarmac driveway to the front. Gated side entrance. Enclosed private south facing rear garden with large patio area. Raised flower beds. Shed. Outside power point. Tap. Constructed in 2001.

BER Rating: C1 **BER No.:** 115220410 **Energy Performance Indicator:** 169.1kWh/m2/yr

Floor Area: 113.39 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €345,000

Negotiator: Gillian Dunne, Residential Director 061 209000



For Sale by Private Treaty



25 The Green, Kilteragh, Dooradoyle, Limerick, V94 D9KC.

Beautifully presented three bedroom semi detached property with an additional attic room conversion. The property has a lovely sunny orientation and fully enclosed back garden. The house is currently owner occupied and comes to the market in good decorative condition including a tastefully decorated living room with french doors to spacious open plan kitchen/dining room. There is a guest w.c. also. Upstairs there are three bedrooms, an ensuite & large family bathroom. The attic storage room is currently in use as a 4th bedroom. The location is second to none! Within close walking distance of the Crescent Shopping Centre, Crescent Comprehensive secondary school and many additional amenities and schools. Limerick City is a short drive. Viewing highly recommended.

BER C1

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

Accommodation



Ground Floor:

Entrance Hall: Tiled entrance hallway. Understairs w.c.

Guest w.c: Fitted with w.c. and wash hand basin. Tiled flooring.

Living Room: 12.02m (39'5") x 16.08m (52'9") Attractive timber flooring. Spacious room with coal effect gas fire unit and timber fireplace. French doors to kitchen/diningroom.

Kitchen/Dining Room: 11.06m (36'3") x 0.19m (7") Light filled reception room with fully fitted kitchen and roomy dining area. Tiled flooring. Sliding patio doors. Timber kitchen with wall and floor units and stainless steel sink. Tiled flooring. Tiled splashback.

First Floor:

Bedroom 1: 10.05m (33'0") x 12.09m (39'8") Large bedroom with timber flooring. Built in wardrobes. Ensuite.

Ensuite: Ensuite fitted with shower, w.c. and wash hand basin. Tiled throughout.

Bedroom 2: 11.02m (36'2") x 11.01m (36'1") Double bedroom with timber flooring. Built in wardrobes. Overlooking back garden.

Bedroom 3: 9.03m (29'8") x 0.08m (3") Single bedroom, currently in use as a lovely bright home office. Timber flooring.

Bathroom: 10.03m (32'11") x 0.07m (3") Large family bathroom, tiled throughout. Fitted with bath, w.c. and wash hand basin.

Hotpress: With storage space.

Attic Conversion: 13m (42'8") x 10.08m (33'1") Attic storage with two velux windows and landing area. Timber flooring. Currently in use a double sized bedroom. Built in wardrobes.

