

## Features & Services



**Outside:** There is a tarmacadam 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.

**Features & Services:** Oil fired central heating. pvc double glazed windows. Constructed in 2004.

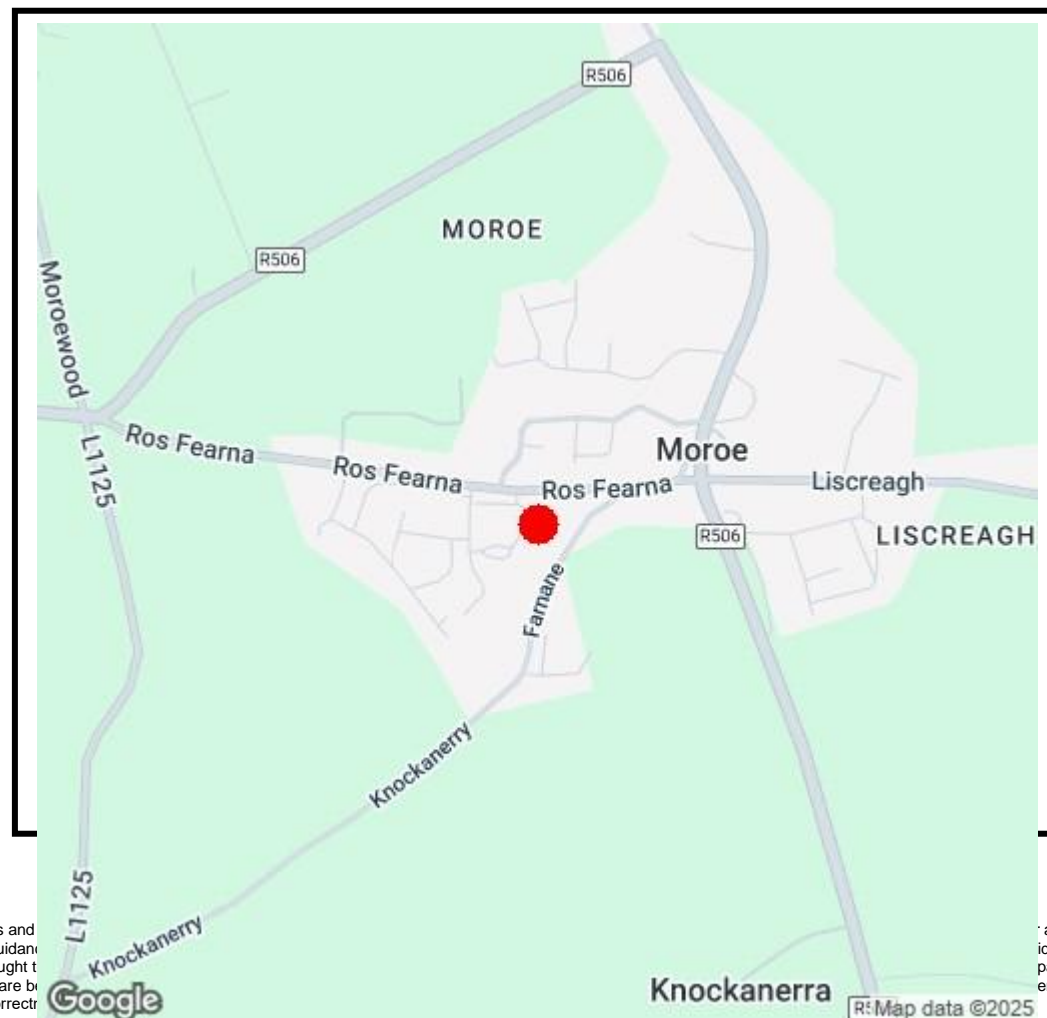
**BER Rating:** C2 **BER No.:** 111328175 **Energy Performance Indicator:** 199.37kWh/m2/yr

**Floor Area:** 96.16 sq.m (Approximately).

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

**Asking Price:** €280,000

**Negotiator:** Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and correct overall description for the guidance. Prospective purchasers / tenants ought to details are given in good faith, and are by inspection or otherwise as to the correct

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## 2 Ros Farna, Murroe, County Limerick, V94 R9XC.

Perfectly presented spacious three bedroom semi detached home set in a small cul de sac estate and superbly positioned with no passing traffic and overlooking a lush green area. This property is available for immediate occupancy and comes to the market in pristine decorative condition throughout with contemporary flair and tasteful upgrades. There is off street parking and a wonderful private south facing garden with a leafy outlook and low maintenance exterior. Within strolling distance of Murroe Village and its amenities, close to beautiful walks, Glenstal Abbey and only a short drive to Annacotty, Castletroy & Limerick City. Viewing is a must to appreciate this fine property and its many features.

**BER C2**

## Accommodation



### Ground Floor:

**Entrance Hall:** Timber flooring. Access to the Living room and to the Kitchen/Dining Room.

**Living Room:** 3.08m (10'1") x 4.08m (13'5") Large living room with bay window. French doors to the Kitchen/Dining Room, Timber flooring. Open fireplace.

**Kitchen/Dining Room:** 5.08m (16'8") x 3.06m (10'0") Contemporary kitchen with attractive tiling and a fully fitted kitchen with wall and floor shaker style units. Generously proportioned dining area. Patio doors. Views over the private back garden.

**Guest W.C.:** Located off the hallway. Tiled flooring. Fitted with w.c. and wash hand basin. Tiled splash back.

### First Floor:

**Landing:** Newly fitted carpet flooring. Hotpress with storage space.

**Bedroom 1:** 3.01m (9'11") x 4.3m (14'1") Well proportioned master bedroom with newly fitted carpet flooring. Built in wardrobes. Lovely outlook over a green area. Ensuite.

**Bedroom 1 ensuite:** Ensuite fitted with w.c., wash hand basin and shower. Newly tiled and upgraded.

**Bedroom 2:** 3m (9'10") x 3.05m (10'0") Double bedroom with newly fitted carpet flooring. Built in wardrobes. Overlooks back garden.

**Bedroom 3:** Generous single room. Carpet flooring.

**Bathroom:** Newly decorated with tasteful tiling. Fitted with bath, w.c. and wash hand basin.

