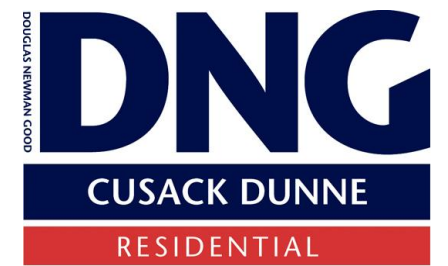


Features & Services



Outside: The property has a generous lawn area and raised planted flower beds to the front. Parking for two cars. Gated side entrance to an enclosed garden with patio and lawn area. Raised flower beds. Raised deck area. Shed.

Features & Services. Former Showhouse, comes to the market in pristine condition. Contemporary home built 2015. A3 rated property with stunning interior. Modern decor and superb fitted kitchen and upgraded finishes. High ceilings throughout. Gas fired central heating. PVC double glazed windows and doors. Excellent location close to Limerick City.

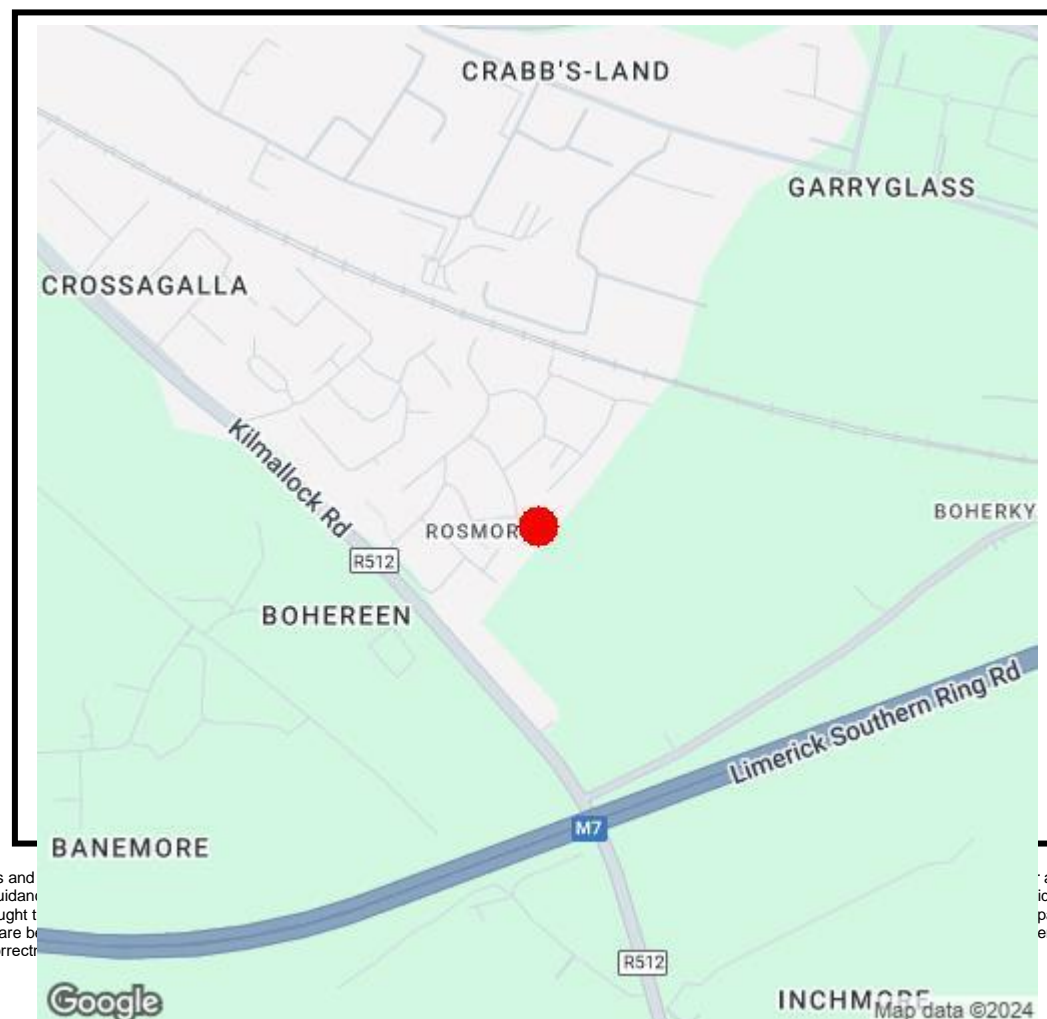
BER Rating: A3 **BER No.:**108839184 **Energy Performance Indicator:** 59.07kWh/m2/yr

Floor Area: 106.38 sq.m (Approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €370,000

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

and substantially idual items. pation and other emselves by

For Sale by Private Treaty



2 The Crescent, Ros Mór, Crossagalla, Limerick, V94 Y48X.

DNG Cusack Dunne are delighted to present to the market, 2 The Crescent, Ros Mor. This former showhouse, is in pristine condition throughout and is a stunning three bedroom semi detached contemporary home, Constructed in 2015, this A3 rated modern home is set in a quiet cul de sac and has lawns to front and rear. The interior decor is very appealing and offers comfortable stylish family living with spacious accommodation and is ready for immediate occupancy. Just turn the key and move right in to the home of your dreams! A superb location only minutes from Limerick City Centre and 4 km from both the University of Limerick and Plassey Technological Park. Additionally, there is easy access to Shannon, Galway, and Dublin via the M7/M18 Motorway.

BER A3

With Branches Nationwide

dng.ie

9 Lower Mallow Street, Limerick.
T: 061 209000 F: 061 209200
E: cusackdunne@dng.ie dng.ie



Accommodation



Ground Floor:

Entrance Hall: Bright spacious entrance hall with tiled flooring. Radiator cover. Built in storage. Understairs storage (Fitted with washer and dryer).

Guest W.C.: Well proportioned w.c. with tiled flooring and splashback. Fitted with w.c and wash hand basin. Window.

Living Room: 3.49m (11'5") x 4.66m (15'3") Beautiful living room with attractive timber flooring. Contemporary fireplace with granite insert and heart. Gas stove. Large window.

Kitchen/Dining/Family Room: Large open plan living/kitchen/family room. Tiled flooring. Shaker style cream kitchen. Integrated oven and hob. Stainless steel sink. Integrated dishwasher. Tiled splashback. Sliding doors to garden. 2 x windows.
Kitchen/dining Room: 3.41 x 5.48
Family Room: 2.97 x 2.76

First Floor:

Landing: Timber laminate flooring. Window. Hotpress.

Bedroom 1: 3.62m (11'11") x 3.28m (10'9") Double bedroom. Built in wardrobe. Timber laminate flooring. Ensuite.

Ensuite: 0.88m (2'11") x 2.38m (7'10") Fitted with Electric shower, w.c and wash hand basin. Tiled flooring. Tiled shower area and splashback.

Bedroom 2: 3.29m (10'10") x 3.43m (11'3") Double bedroom. Laminate timber flooring.

Bedroom 3: 3.35m (11'0") x 2.05m (6'9") Double bedroom. Laminate timber flooring. Built in wardrobe.

Bathroom: 2.4m (7'10") x 2.07m (6'9") Family bathroom with tiled flooring, tiled bath area and splashback. Fitted with bath, w.c. and wash hand basin.

