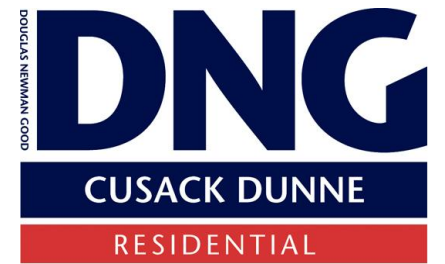


Features & Services



Outside: Mature lawn to front and car parking spaces. The back garden is fully walled and is private and fully stocked with mature shrubs and flowers. There is a glass house which is a lovely sun trap. Two outdoor shed and storage areas.

Features & Services: Intruder Alarm. PVC double glazed windows and doors with all openings lockable. Gas fired central heating. New condenser gas boiler recently installed. House well insulated. Garage conversion to provide large utility facility.

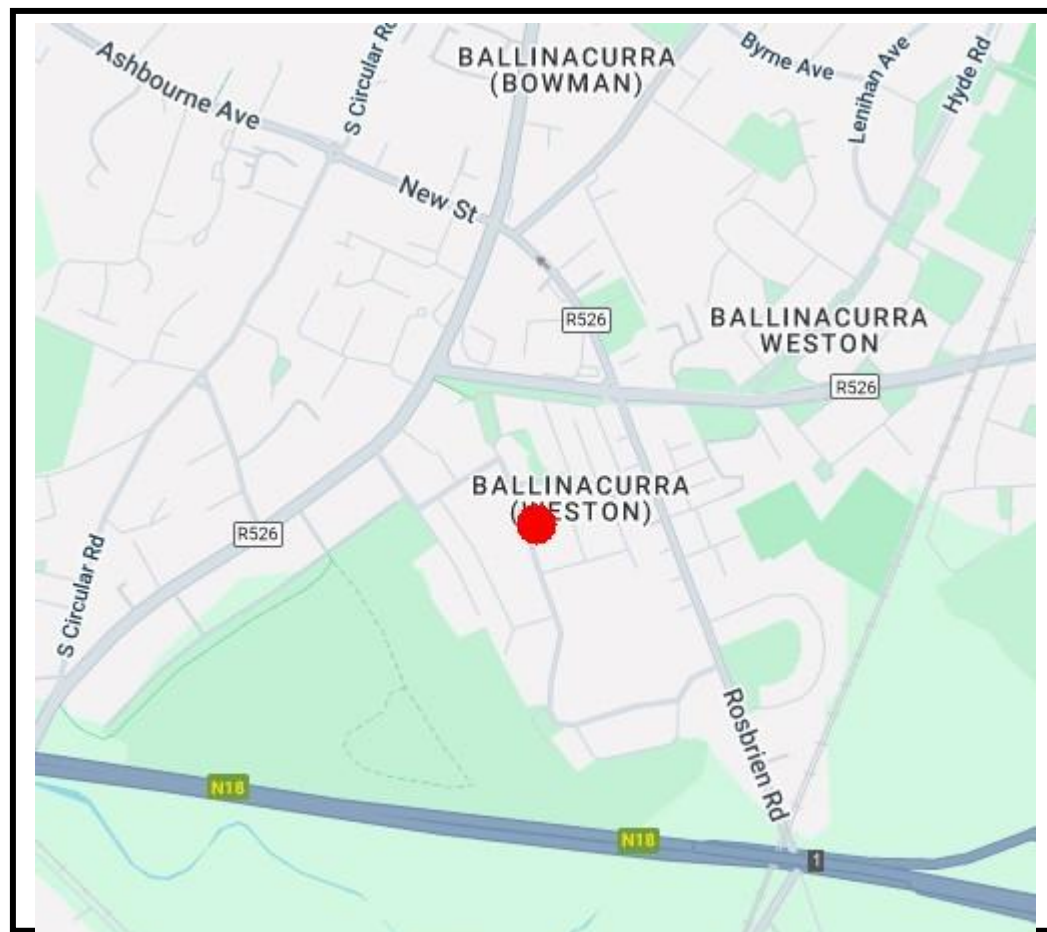
BER Rating: C1 **BER No.:** 118742733 **Energy Performance Indicator:** 172.13kWh/m²/yr

Floor Area: 101 sq.m (Approximately)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €335,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for correct overall description for the guidance Prospective purchasers / tenants ought to details are given in good faith, and are believed to be correct. DNG Cusack Dunne are licensed to use the name "DNG" as franchisees of DNG Limited. Licence number 002730

For Sale by Private Treaty



Keling, 30 Ballinacurra Gardens, Limerick, V94 EK0H.

Set in a highly regarded mature family neighbourhood with mature lawns to front and rear, this 4 bedroom spacious home has been beautifully maintained and cared for throughout. This impressive property is sure to attract lots of interest on the market as it offers a turn key option, ready for immediate occupation and all the space one requires for modern living including generous reception rooms and four double bedrooms. There is a wonderful open plan L shaped living/dining room which has a sunny orientation and double aspect windows and doors. Viewing is recommended to appreciate this fine home. The location is excellent, only minutes walk from Limerick city and within close proximity of local schools, shops, restaurants and a good road network.

BER C1

Accommodation



Ground Floor:

Entrance Porch: Carpet flooring.

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

Kitchen/Breakfast room: 3.75m (12'4')x 2.64m (8'8") Tiled flooring and splashback. Wall and floor kitchen units. Door to utility area. Access to living/dining area. Storage / airing closet.

Living/Dining room: Open plan L shaped room with living/dining and family area. Carpet flooring. Large front windows. Large back window overlooking garden. Patio door to greenhouse. Open fireplace with tiled surround and hearth. Built in bookcase. Understairs storage.

Green house: Tiled flooring. Sun room.

Garage: Converted garage with patio doors to front of property. Spacious room with laminate flooring. Storage. Door to back garden.

First floor:

Bedroom 1: Double bedroom. Large window. Carpet flooring. Generous built-in wardrobes.

Bedroom 2: Double bedroom. Carpet flooring. Built-in wardrobe. Overlooking back garden.

Bedroom 3: Double bedroom. Carpet flooring. Built-in wardrobe.

Bedroom 4: Double bedroom. Carpet flooring. Built-in wardrobes. Overlooking back garden.

Bathroom: Family bathroom fitted with electric shower, w.c. and wash hand basin. Tiled walls. Carpet flooring.

