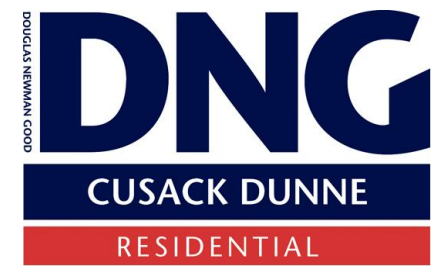


## Features & Services



**Outside:** Walled and gated front garden. Off street parking for two cars. Not overlooked to the front. Fully enclosed rear garden. Patio area and lawn. Block built shed with door and windows.

**Features & Services:** Turnkey condition throughout. Stylish, modern interiors. Upgraded kitchen and bathroom. New PVC front door. Gas central heating. PVC double glazed windows. Tiled flooring throughout ground floor. Excellent storage throughout. Quiet, established residential location. Cavity walls have been pumped. Floored attic.

**BER Rating:** B3 **BER No.:** 101265395 **Energy Performance Indicator:** 144.71kWh/m<sup>2</sup>/yr

**Floor Area:** 96 sq. m (Approximately)

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

**Asking Price:** €338,000

**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 see details are given in good faith, and are believed inspection or otherwise as to the correctness

and substantially all items. Information and other services by

With Branches Nationwide

[dng.ie](http://dng.ie)

## For Sale by Private Treaty



### 31 Anglers Walk, Rhebogoe, County Limerick, V94 W18C.

This superb three bedroom semi detached residence comes to the market in excellent condition throughout, having been tastefully upgraded to create a stylish and modern home. Ideally positioned in a quiet residential setting in Rhebogoe, the property offers bright, well proportioned accommodation and a high standard of finish, making it an ideal choice for first time buyers, families, or investors alike.

**BER B3**

9 Lower Mallow Street, Limerick.  
T: 061 209000 F: 061 209200  
E: [cusackdunne@dng.ie](mailto:cusackdunne@dng.ie) [dng.ie](http://dng.ie)



## Accommodation



### Ground Floor:

**Hallway:** 4.8m (15'9") x 1.8m (5'11") A bright and welcoming entrance featuring a new PVC front door with glass side panels allowing for excellent natural light. Finished with stylish tiled flooring, radiator cover, and practical under stairs storage.

**Guest w.c:** 1.5m (4'11") x 1.4m (4'7") Modern and upgraded with tiled flooring, WC and wash hand basin with storage unit.

**Living Room:** 5.2m (17'1") x 3.8m (12'6") LA spacious and inviting front facing room with a large bay window, tiled flooring, and fresh contemporary décor. A feature electric fireplace with decorative cladding creates an attractive focal point.

**Kitchen / Dining Area:** 5.5m (18'1") x 3.5m (11'6") A bright and modern space fitted with grey Shaker style kitchen units and a white counter top. Features include an integrated double oven, electric hob, chrome extractor fan, and brick effect tiled splash back. Additional storage accommodates a fridge, while unit lighting enhances the space. A large rear window and French doors open onto the garden, and a feature wall radiator completes the space.

### First Floor:

**Landing:** 3.2m (10'6") x 2m (6'7") Carpeted stairs lead to a bright landing with side window and hot press providing additional storage.

**Main Bedroom:** 4.2m (13'9") x 3.2m (10'6") A spacious double bedroom finished with laminate flooring, feature wallpaper wall, and large sliding wardrobes. Includes radiator cover and modern décor.

**Bedroom 2:** 3.8m (12'6") x 3m (9'10") A generous double bedroom overlooking the front, complete with laminate flooring, large window, and built in sliding wardrobes.

**Bedroom 3:** 2.8m (9'2") x 2.4m (7'10") A well proportioned single bedroom with laminate flooring and fitted shelving, suitable as a bedroom, nursery, or home office.

**Bathroom:** 2.4m (7'10") x 2m (6'7") Fully upgraded to a high standard with contemporary floor and wall tiling. Features include a large glass shower enclosure with black rain shower fittings, heated towel rail, and a modern double vanity unit with storage and wall mounted mirror.

