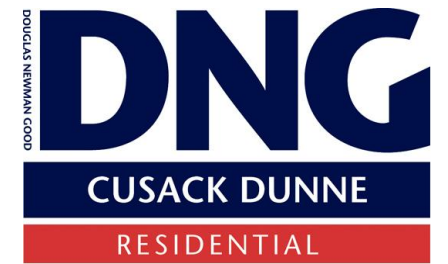


Features & Services



Outside: The property has an enclosed yard to the rear. A small space which is paved. Useful for storage.

Features & Services: Alarm. Gas fired central heating. Small yard paved. Fully walled. Siro broadband. Combi boiler. Re insulated. Roof 8 years ago. Pvc double glazed tilt and turn. Hive heating. Built in c1950.

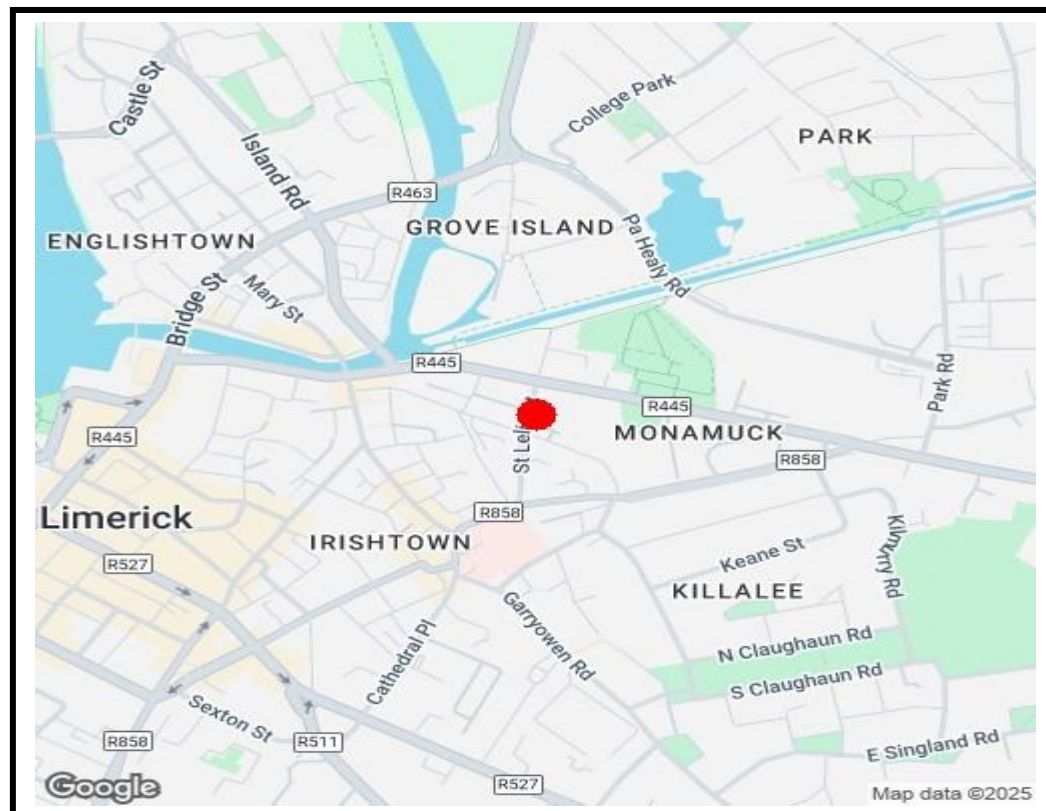
BER Rating: E1 **BER No.:** 112280995 **Energy Performance Indicator:** 61.97kWh/m2/yr

Floor Area: 82.46 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €220,000

Negotiator: Gillian Dunne, Residential Director 061 209000



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

For Sale by Private Treaty



32 Saint Lelia Street, Limerick, V94 HFT7.

Surprisingly spacious 2/3 bedroom property which offers more than meets the eye! A "turn key" home with a single storey extension to the rear and modernisation throughout. The property has the option for use as a three bedroom home and has three bathrooms. In addition, there is an open plan living/kitchen/dining area and office/utility. A small private yard is a useful space with storage and a place to sit out in fine weather. This mid terraced house has many upgrades including gas fired central heating, combi boiler, Hive system, New roof, Insulation throughout, pvc (tilt & turn) double glazed windows, Siro Broadband, Alarm, The decor is very tasteful in a contemporary style with modern bathrooms and kitchen. Viewing highly recommended to appreciate this fine home. Centrally located in Limerick City and convenient to local colleges, schools, shops and parks.

BER E1

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: Pvc door. Laminate flooring.

Living room / Bedroom 3: 3.62m (11'11") x 2.68m (8'10") Laminate flooring. 2 x Windows.

Ensuite: 1.25m (4'1") x 2.05m (6'9") Fully tiled. Fitted with shower, w.c. and wash hand basin.

Kitchen/Dining/Family Room: 5.5m (18'1") x 3.88m (12'9") Laminating flooring to dining area. Kitchen - Tiled flooring. Shaker style timber units. Stainless steel sink. Tiled splash back. Window overlooking yard. Electric oven and gas hob. Dish washer. Storage under stairs. Open plan to office/utility.

Utility / Office: 2.23m (7'4") x 3.13m (10'3") Door to garden. Laminate flooring. Plumbed for washing machine and dryer. Window overlooking yard.

Bedroom 1: 2.68m (8'10") x 3.03m (9'11") Double bedroom. Laminate flooring. Window overlooking yard. Built in wardrobe.

Ensuite: 2.26m (7'5") x 1.81m (5'11") Fully tiled. Fitted with rain shower, w.c. and wash hand basin. Storage unit. Window.

First Floor:

Bedroom 2: 3.82m (12'6") x 5.02m (16'6") Large double bedroom. Laminate flooring. Velux window.

Ensuite: 1.99m (6'6") x 1.8m (5'11") Fitted with bath, w.c. and wash hand basin with storage. Mirror. Rain shower. Velux window. Fully tiled.

