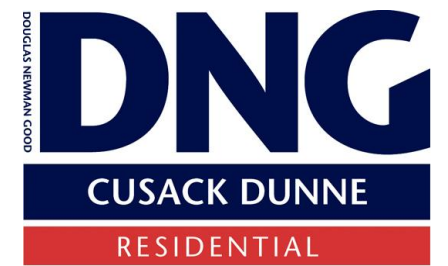


Features & Services



Outside: Off street car parking to the front. Enclosed rear garden with gated side entrance. Block Shed. Patio area. Leafy lawn with mature greenery, shrubs and flowers.

Features & Services: Double glazed windows. Gas fired central heating. Corner site. Cul de sac setting. Walking distance to all amenities. Close proximity of Limerick City.

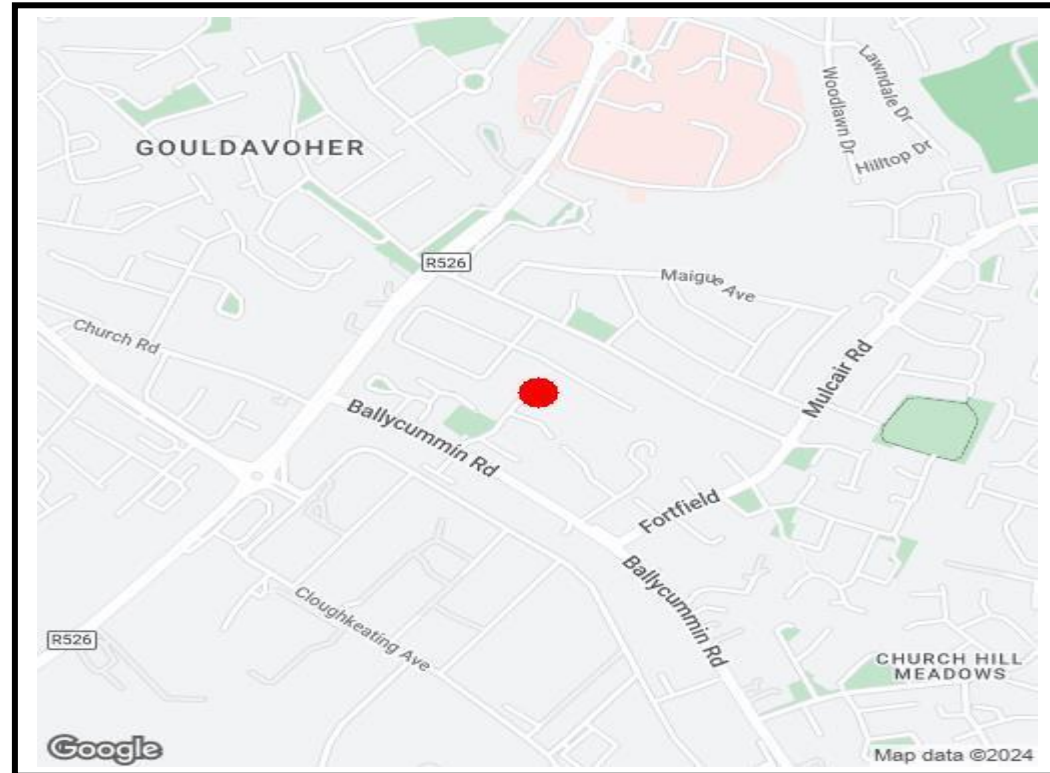
BER Rating: D1 **BER No.:** 117554014 **Energy Performance Indicator:** 256.15kWh/m2/yr

Floor Area: 109.41 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €295,000

Negotiator: Gillian Dunne, Residential Director 061 209000



For Sale by Private Treaty



36 Willow Park, Raheen, Limerick, V94 HKX4.

Tucked away on a corner site in a tranquil cul de sac setting, just minutes stroll from Raheen Church, Industrial Estate, UHL and local schools and shops. This mature residential neighbourhood is highly sought after and secure. This 3/4 bedroom semi detached home has been very well cared for throughout and offers a ground floor bedroom & wet room. The property has off street parking to the front and wonderful enclosed back garden with beautiful mature trees, shrubs and flowers and with a private outlook. Block Shed.

BER D1

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

Accommodation



Ground Floor:

Entrance Hall: Aluminium door. Timber flooring. Carpet stairs.

Living Room: 3.58m (11'9") x 4.15m (13'7") Timber flooring. Open fireplace with marble surround. French doors to dining room. Window overlooking front lawn.

Dining Room: 3.56m (11'8") x 2.97m (9'9") Laminate flooring. Large window over looking the back garden. Access to the kitchen.

Kitchen: 3.55m (11'8") x 2.85m (9'4") Wall and floor units. Stainless steel sink. Tiled splashback. Storage closet.

Utility Room: 2.06m (6'9") x 2.19m (7'2") Tiled flooring. Plumbed for washing machine and dryer. Door to garden.

Guest w.c.: 1.44m (4'9") x 1.99m (6'6") Lino flooring. Window. Fitted with w.c. and wash hand basin.

Bedroom 4 & Wet Room: 2.38m (7'10") x 5.55m (18'3") Laminate flooring. Double room. Wet room with shower. Fully tiled.

First Floor:

Bedroom 1: 3.89m (12'9") x 3.63m (11'11") Double bedroom. Carpet flooring. Built in wardrobe.

Bedroom 2: 3.49m (11'5") x 2.98m (9'9") Double bedroom. Laminate flooring. Built in wardrobe.

Bedroom 3: 2.38m (7'10") x 2.68m (8'10") Single bedroom. Carpet flooring. Wardrobe.

Bathroom: 1.69m (5'7") x 2.36m (7'9") Lino flooring. Tiled walls. Fitted with w.c. and wash hand basin. Electric shower.

Hotpress:

