

Features & Services



Outside: To the front, there is off street parking for two cars. A gated side entrance leads to a generous rear garden, mainly laid in lawn and fully walled for privacy. Additional features include a garden shed and outside tap.

Features & Services: Originally three bedrooms, now a spacious two-bedroom layout. PVC double glazed windows throughout. Alarm system installed. Gas fired central heating. Garage with power and lighting. Large private rear garden. Excellent parking to front. The property measures approximately 121 sq.m. (including garage) and could potentially be used as a 4 bedroom house if re-configured. No rental history. Wired for Sky satellite television. Wired with Saorview antenna. Wired for fibre-optic broadband.

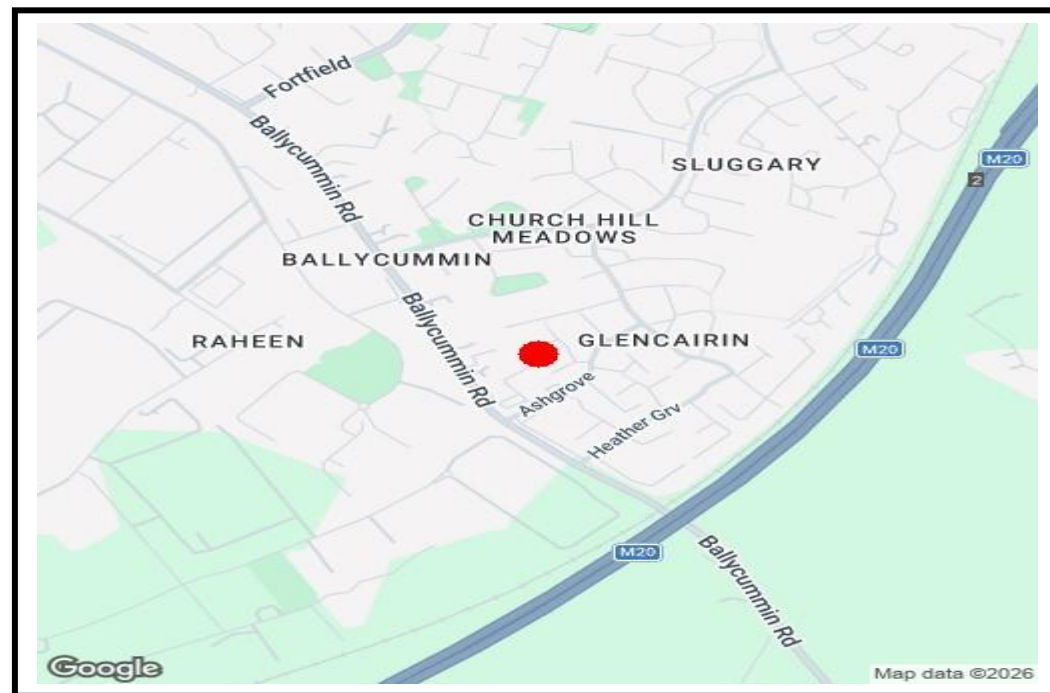
BER Rating: C2 **BER No.:** 102218948 **Energy Performance Indicator:** 195.43kWh/m2/yr

Floor Area: 105 sq. m (Approximately)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €395,000

Negotiator: Gillian Dunne, Residential Director 061 209000



42 Ashgrove, Glencairin, Dooradoyle, Limerick, V94 XH7R.

Located in the highly sought after Glencairin development in Dooradoyle, Limerick, 42 Ashgrove is a spacious and well presented home positioned in a quiet cul-de-sac setting. Originally a three bedroom property, it has been cleverly reconfigured into a generous two bedroom residence offering excellent living accommodation, a garage, and a private rear garden. The property is beautifully maintained throughout and ready for immediate occupation.

BER C2

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Accommodation



Ground Floor:

Entrance Hall: A welcoming entrance hall with timber flooring, carpeted stairs, and a feature window, setting a bright and inviting tone throughout the home.

Guest w.c: Conveniently located off the hallway, complete with WC, wash hand basin, tiled splash back, mirror, and hanging storage features.

Living Room: 3.48m (11'5") x 4.7m (15'5") Front Living Room: A cosy reception room to the front with a bay window, carpet flooring, and neutral décor—perfect as a relaxing sitting room or family space.

Rear Living Room: A spacious main living area featuring timber flooring and sliding patio doors opening onto the rear garden. A beautiful timber fireplace with cast iron and tiled inset and granite hearth creates a lovely focal point. Additional features include ceiling coving, centre rose, and wall lighting.

Kitchen / Breakfast Room: 2.57m (8'5") x 5.16m (16'11") A bright and functional space with tiled flooring, fitted timber wall and floor units, tiled splash back, and integrated oven and hob with extractor. Under counter lighting and feature spot lighting. A window overlooks the rear garden, filling the room with natural light.

Utility Room: 2.62m (8'7") x 1.68m (5'6") Located just off the kitchen, with fitted units, plumbing for a washing machine, gas boiler, and access to the rear garden. A door leads directly into the garage.
Size: 2.62 m x 1.68 m

Garage: 5.28m (17'4") x 2.49m (8'2") A practical addition with up-and-over door, lighting, power, and concrete flooring. Excellent storage.

First Floor:

Bedroom 1: 3.66m (12'0") x 6.18m (20'3") Main Bedroom (Rear – Originally Two Rooms Combined) A particularly spacious bedroom benefiting from two large windows. Timber flooring. A superb master bedroom which could be easily reinstated to its original design. Ensuite.

Ensuite: 0.92m (3'0") x 2.07m (6'9") Fully fitted with w.c., wash hand basin and with tiled shower unit with Aqua Stream shower.

Bedroom 2: 3.74m (12'3") x 2.67m (8'9") Second Bedroom (Front) A comfortable double bedroom with built-in wardrobes and excellent natural light.

Attic: Accessed via stira stairs, offering additional storage with partial flooring.

Bathroom: Family bathroom fitted with bath, w.c. and wash hand basin. Complemented by tiling and a new electric shower.

