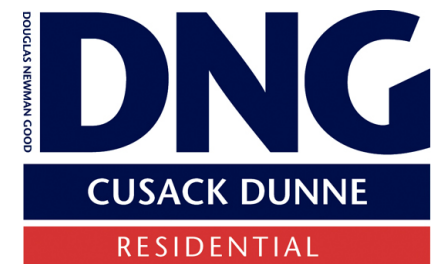


Features & Services



Outside: Front paved drive way with generous car parking and a lawn area. Gated side entrance. Fully walled rear garden with a private outlook. Sunny southerly orientation. Feature seating area and landscaping. Shed. Outside tap.

Features & Services. Beautifully decorated three bedroom townhouse with side entrance. A contemporary home with a tasteful interior, ready for immediate occupation. Set in a quiet cul de sac with leafy mature outlook to the front. South facing rear garden, fully walled and private. Excellent location close to Limerick City yet with all local amenities to hand. Close to the University of Limerick, National Technological Park and a good road network. Gas fired central heating. PVC double glazed windows.

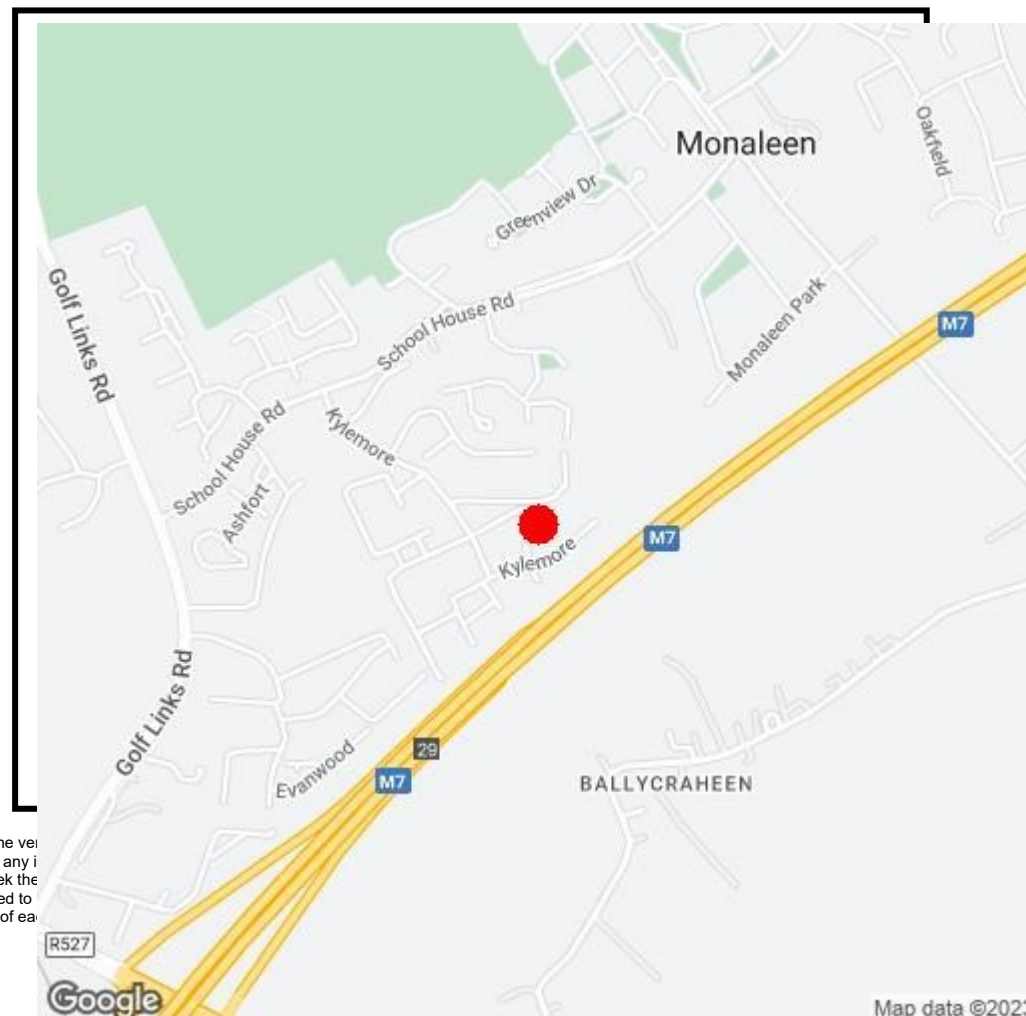
BER Rating: C2 **BER No.:** 116480153 **Energy Performance Indicator:** 182.75kWh/m2/yr

Floor Area: 104.6 sq.m. (approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €325,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for the use of any prospective purchasers / tenants ought to seek the details are given in good faith, and are believed to inspection or otherwise as to the correctness of ea

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For Sale by Private Treaty



99 Kylemore, Old School House Road, Castletroy, V94 N5HX.

Contemporary light filled three bedroom townhouse with gated side entrance and a landscaped southerly facing private rear garden set in the ever popular Kylemore development in Castletroy. Located in a quiet cul de sac with a leafy outlook over mature foliage. These modern homes offer a spacious interior including living room, kitchen/dining room, utility, guest w.c. and at first floor level there are three double bedrooms, ensuite and main bathroom. This fine home has a turn key interior with tasteful decor throughout with many interesting finishes decorative features and will be a wonderful home for any first time buyers, investors and down-sizers. The location is very convenient and within easy access of local schools, shops, restaurants and the University of Limerick, National Technological Park and a motorway network. The property is ready for immediate occupation and viewing is highly recommended.

BER C2

9 Lower Mallow Street, Limerick.
T: 061 209000 F: 061 209200
E: cusackdunne@dng.ie dng.ie





Accommodation

Entrance Hall: Timber front door. Porcelain floor tiling. Radiator cover. Carpet stairs.

Living Room: 5.28m (17'4") x 3.58m (11'9") Spacious, bright reception room with large window and folding doors to the kitchen/dining room. Laminate timber flooring. Timber fireplace with open fire. Wall shelving.

Kitchen/Dining Room: Well proportioned kitchen and dining room with porcelain floor tiling. There are walnut style wall and floor fitted kitchen units and a tiled splash back. Integrated oven and hob, fridge freezer and dishwasher. Stainless steel sink. Window overlooking the back garden. Spacious dining space.

Utility Room: 1.66m (5'5") x 2.07m (6'9") Fitted with built in storage and plumbed for washing machine and dryer. Door to garden.

Guest w.c.: Located off the entrance hall. Fitted with w.c. and wash hand basin. Feature wall paper. Window.

First Floor:

Bedroom 1: 3.55m (11'8") x 3.31m (10'10") Master bedroom with wall to wall built in wardrobes, laminate timber flooring and well proportioned in size. Large window. Ensuite.

Ensuite: 2.59m (8'6") x 1.51m (4'11") Fitted with w.c., wash hand basin and large shower unit. Tiled floor and shower area. Feature mirror.

Bedroom 2: 2.68m (8'10") x 4.38m (14'4") Large double bedroom with built in wardrobes. Laminate timber flooring.

Bedroom 3: 3.03m (9'11") x 2.74m (9'0") Doubled bedroom with laminate flooring.

Bathroom: 1.44m (4'9") x 2.08m (6'10") Family bathroom with bath, w.c. and wash hand basin. Floor and bath area tiling. Feature wall paper.

Hot press: With storage

