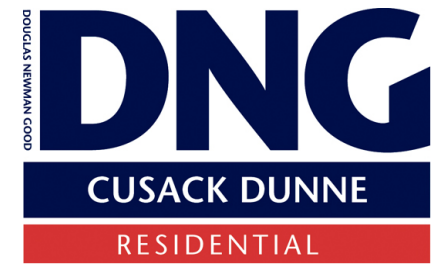


Features & Services



Outside: Cul de sac setting. Lawns to front with a parking area and side entrance. Private mature back garden. Pedestrian back entrance.

Features & Services. Sought after location within walking distance of Limerick city, Shelbourne Park etc. Mature established secure neighbourhood. Cul de sac setting in a quiet area yet central to all amenities. Lawns to front and rear with a private outlook and off street parking. Single storey extension to the rear. Many interesting features from its era (1930's). Rewired in 1997 and fitted with gas fired central heating. New boiler fitted 2021.

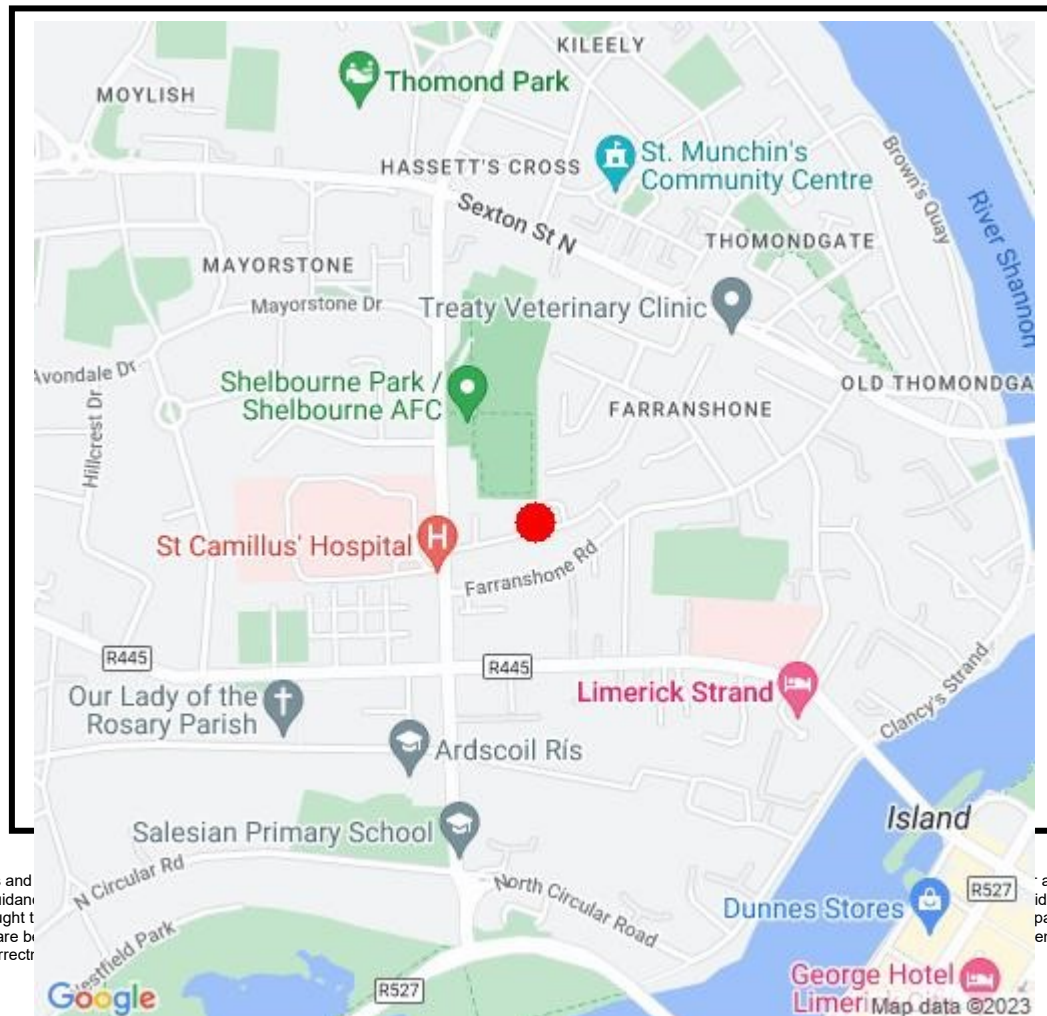
BER Rating: E2 **BER No.:** 116268863 **Energy Performance Indicator:** 355.4kWh/m2/yr

Floor Area: 97.56 sq.m (Approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €230,000 <https://inthestyle.mention-me.com/m/ol/du1zq-miranda-leahy>

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and correct overall description for the guidance. Prospective purchasers / tenants ought to details are given in good faith, and are by inspection or otherwise as to the correct

and substantially idual items. pation and other emselves by



Clovely, 23 Shelbourne Avenue, Shelbourne Road, Limerick, V94 E4OD.

Handsome three bedroom townhouse with gardens to front and rear and a side entrance. Located in a quiet cul de sac, this character filled home offers bright spacious accommodation and benefits from a single storey extension. Built in the 1930's, there are excellent room sizes and many attractive features from its era including attractive fireplaces, doors, coving etc. The property affords an opportunity to put your own stamp on this wonderful home which was extended in 1997, when it was rewired and fitted with gas fired central heating and a new boiler was installed in 2021. The location is superb, walking distance of the city centre and a selection of primary and secondary schools, Shelbourne Park, Thomond Park Stadium and all amenities. A quiet secure setting in a well established area with lovely views over Shelbourne Park and Thomond Park from upstairs.

BER E2

Accommodation



Ground Floor:

Entrance Hall: Polished timber floors. Original door and glass side panels.

Living Room: 3.32m (10'11") x 3.95m (13'0") Polished timber floors. Original door. Feature fireplace, tiled hearth and inset with cast iron. Coving.

Family Room: 3.95m (13'0") x 3.64m (11'11") Polished timber floors. Cast iron fireplace. Open plan to kitchen/dining room (extension). Coving. Original doors.

Kitchen/Breakfast Room: 4.98m (16'4") x 2.39m (7'10") L shaped room. Window overlooking garden. Door to garden. Linoleum flooring. Built in kitchen.

Utility Space: 2.79m (9'2") x 1.8m (5'11") Door to side. Additional units.

First Floor: Timber stairs landing. Window.

Bedroom 1: 3.34m (10'11") x 3.52m (11'7") Large main double bedroom. Polished timber floors. Feature original cast iron fireplace. Built in wardrobe. Large window.

Bedroom 2: 3.94m (12'11") x 3.64m (11'11") Double bedroom. Overlooking park and views of Thomond Park. Polished timber floors. Cast iron fireplace. Window overlooking park. Large window.

Bedroom 3: 2.26m (7'5") x 2.42m (7'11") Single bedroom. Polished timber floors. Large window.

Shower Room: 1.81m (5'11") x 1.93m (6'4") Fitted with electric shower. w.c. and wash hand basin. Window light over door. Polished timber floors. Tiled shower area and splashback.

