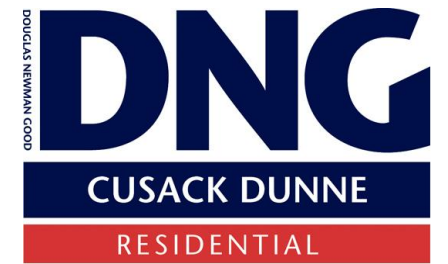


## Features & Services



**Outside:** Tarmacadam driveway. Side entrance (gated). Lawn to rear with sunny orientation. Fully enclosed garden. Patio area. Timber shed.

**Features & Services.** Magnificent three bedroom semi detached home in a cul de sac setting. Spacious property in beautiful condition and with a stunning interior. Turn key condition!. Parking to front and enclosed garden to rear with sunny orientation. Excellent location within walking distance of schools, shops and amenities. Gas fired central heating. PVC double glazed windows. Constructed c 2006. Alarm.

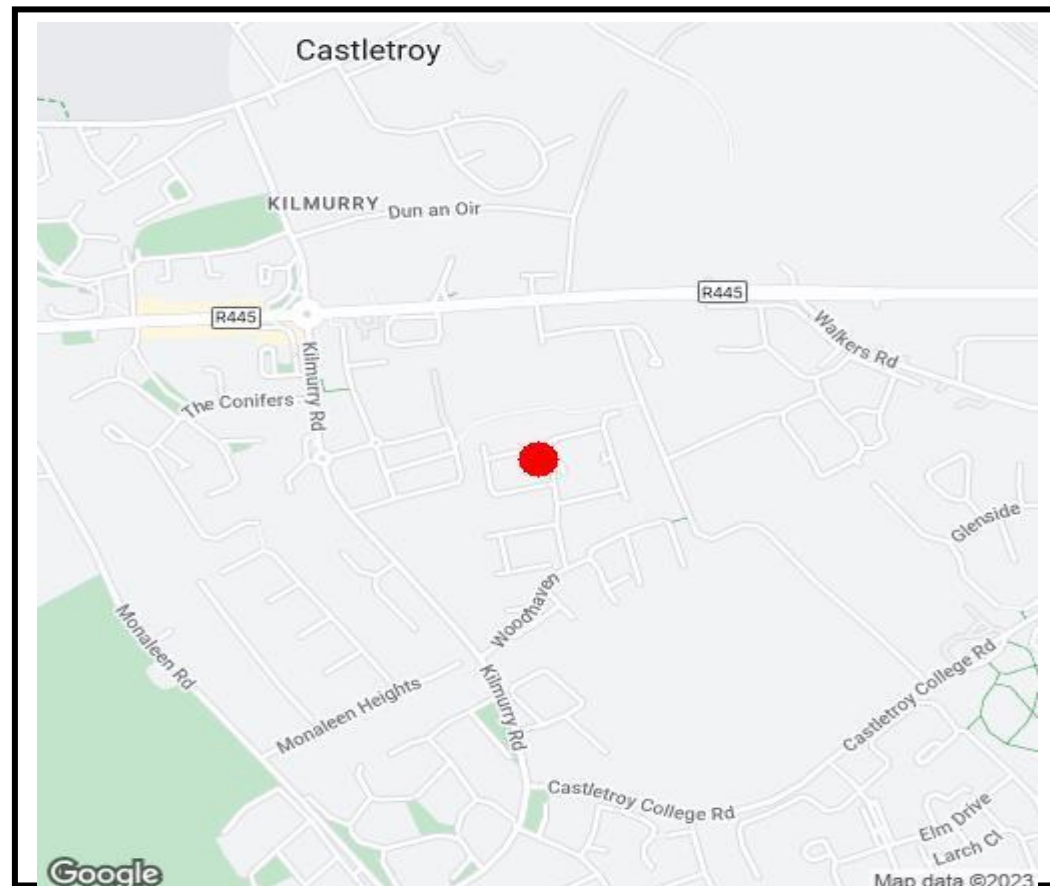
**BER Rating:** C1 **BER No.:** 114455322 **Energy Performance Indicator:** 170.15kWh/m2/yr

**Floor Area:** 96.34 - 0 sqm (1037 - 0 sqft)

**Viewing:** By appointment with DNG Cusack Dunne

**Asking Price:** €295,000

**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



### 89 Dromroe Avenue, Woodhaven, Castletroy, Limerick, V94 PK2E.

DNG Cusack Dunne are delighted to present this stunning three bedroom semi detached home to the market. Worthy of any Interiors Magazine, this home offers a tastefully decorated property in a warm neutral palette, in immaculate condition throughout. An exciting option for house hunters! The property has parking to the front and an enclosed rear garden with sunny orientation. Set in a very popular location in Castletroy, within walking distance of neighbourhood shopping centre & amenities, schools etc. Convenient also to UL, local multi nationals and a superb road network. Viewing is highly recommended.

**BER C1**

## Accommodation



### Ground Floor:

**Entrance Hall:** Tiled flooring. Radiator cover. Understairs storage.

**Guest w.c. / Utility room:** Tiled flooring. Fitted with w.c. Plumbed for washing machine and tumble dryer. Window.

**Living Room:** 3.37m (11'1") x 5.3m (17'5") Timber flooring. Large window. Recessed lighting. Marble open fireplace.

**Kitchen/Dining Room:** Tiled flooring. Recessed lighting. Fully fitted kitchen. White counter top. Stainless steel sink. Large window. Integrated oven, hob and extractor fan. Under unit lighting. French doors to garden.

### First Floor:

**Bedroom 1:** Main bedroom. Carpet flooring. Recessed lighting. Radiator cover. Ensuite.

**Ensuite:** 1.91m (6'3") x 1.92m (6'4") Fully tiled and fitted with w.c., wash hand basin with storage unit. Electric shower unit.

**Bedroom 2:** 2.99m (9'10") x 3.48m (11'5") Double bedroom. Carpet flooring. 3 x built in wardrobes.

**Bedroom 3:** 3.33m (10'11") x 2.24m (7'4") Generous single bedroom. Carpet flooring. Built in wardrobe.

**Bathroom:** 2.19m (7'2") x 1.69m (5'7") Fully tiled. Fitted with bath, w.c. and wash hand basin.

**Hotpress:** With storage space

