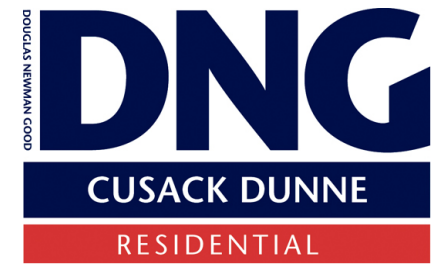


Features & Services



Outside: The property is set on a corner site in a quiet location. Cobblelock driveway to front with ample car parking space. Gated side entrance. The back garden is laid in lawn and has an elevated position. Fully walled. Outside tap. Home office/shed.

Features & Services. A3 rated contemporary home built in 2019. Show house interior ready for immediate occupancy. Immaculate condition with high quality fittings throughout. May be eligible for a "Green Mortgage". Corner position with parking to front and enclosed rear garden. UPVC windows and composite door. Gas fired central heating.

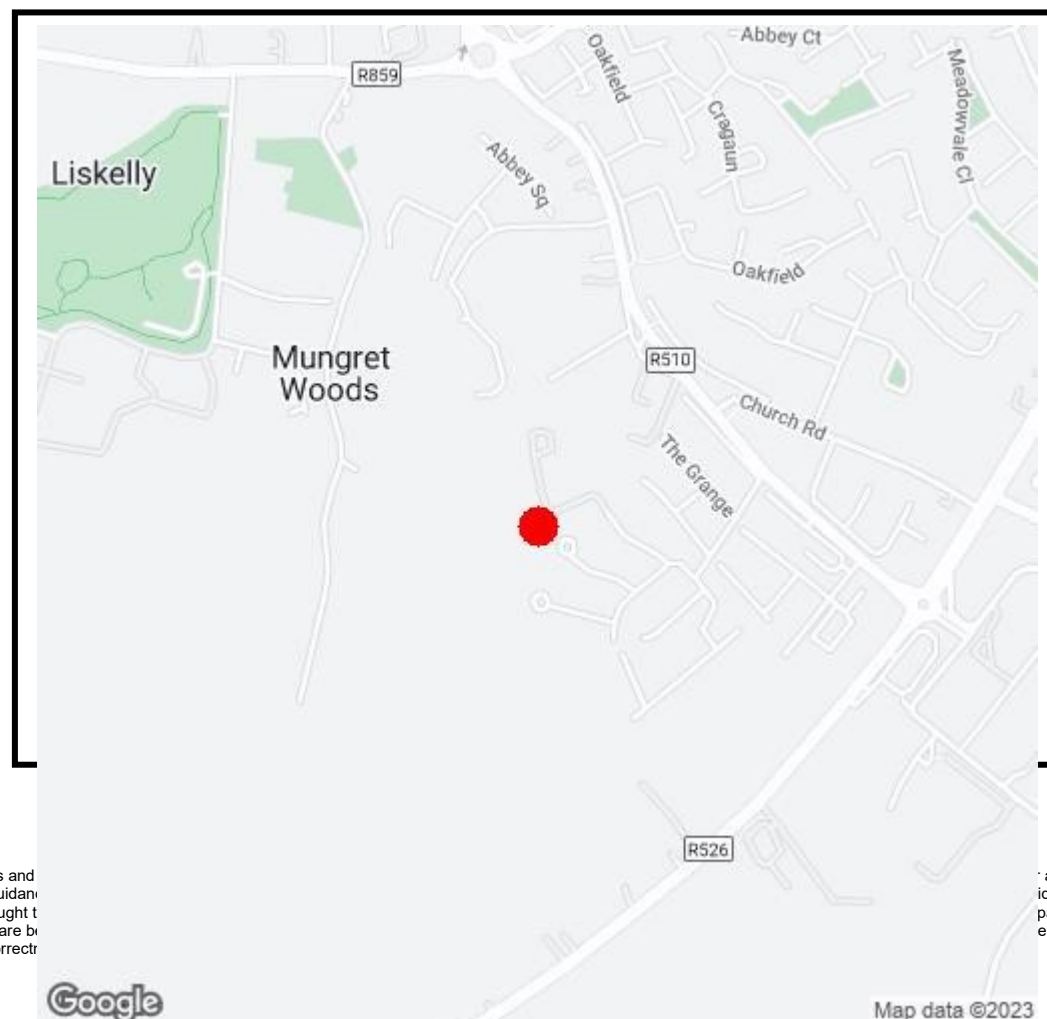
BER Rating: A3 BER No.: 112240650 **Energy Performance Indicator:** 60.76kWh/m2/yr

Floor Area: 99.03 - 0 sqm (1066 - 0 sqft)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €390,000

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

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Google

Map data ©2023

For Sale by Private Treaty



199 The Grange, Raheen, Limerick, V94 526A.

Built in 2019, this magnificent contemporary three bedroom semi detached property comes to the market in immaculate condition throughout and ready for immediate occupation. With an A3 Ber rating this is a fantastic energy efficient home which may be eligible for a Green Mortgage Rate. Its turn key interior including a superb fitted kitchen with quartz counter tops and splashback, sleek tiling, high quality bathrooms and wardrobes etc will be a wonderful welcome for active buyers on the market where similar properties are just not available! Exceptionally convenient vibrant and popular residential location, walking distance from Raheen Business Park, UHL, Mungret Park and primary & secondary schools. The Grange is a very sought after development and 199 is sure to generate great interest on the market.



With Branches Nationwide

dng.ie

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



Accommodation



Ground Floor:

Entrance Hall: Tiled flooring. Recessed lighting. Composite front door.

Guest w.c: Guest w.c Fitted with w.c. and wash hand basin. Window.

Living Room: 3.6m (11'10") x 5.04m (16'6") Laminate timber flooring. Bay window. French doors to kitchen. Recessed lighting. Feature electric fire unit.

Kitchen/Dining Room: 3.27m (10'9") x 6.32m (20'9") Shaker style grey fitted kitchen with quartz counter top & integrated sink. Quartz splashback. Integrated oven & hob with chrome extractor hood. Ample ground & floor units. Integrated dishwasher. Tiled flooring. Recessed lighting. View over back garden. French doors to garden.

First Floor:

Bedroom 1: 3.29m (10'10") x 4.24m (13'11") Double bedroom with bay window. Laminated timber flooring. Sliderobes with generous storage. Ensuite.

Ensuite: 0.98m (3'3") x 3.14m (10'4") High quality fittings. Tiled floor and walls. Fitted with shower, w.c. and wash hand basin.

Bedroom 2: 3.71m (12'2") x 2.97m (9'9") Spacious double bedroom. Laminate timber flooring.

Bedroom 3: 2.89m (9'6") x 2.49m (8'2") Single bedroom. Laminate flooring.

Bathroom: 2.46m (8'1") x 1.86m (6'1") Family bathroom with bath/shower, w.c. and wash hand basin. Fully tiled. Mirror.

Hotpress: Storage.

