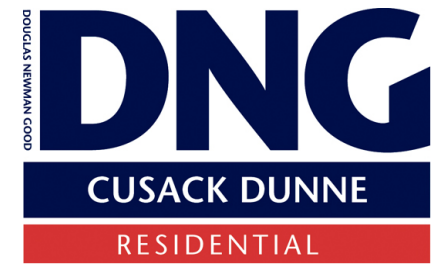


Features & Services



Outside: The front of the property has car parking space and a lawn area. The back garden is fully enclosed with an elevated pitch. There is a patio area to the rear of the garden with a sunny orientation. The garden is mainly laid in lawn with some boundary planting.

Features & Services. Three bedroom semi detached home in a mature convenient location, walking distance of Limerick city. Spacious accommodation with garage to side. Parking to front and enclosed rear garden with patio area. Insulated throughout. Oil fired central heating with A rated condenser burner, fitted 2019 and new tank. Mains smoke detectors. Attic stira. Rewired in 2016.

BER Rating: C2 **BER No.:** 101141067 **Energy Performance Indicator:** 178.07kWh/m²/yr

Floor Area: 95.32 sqm (Approximately)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €270,000

Negotiator: Gillian Dunne, Residential Director 061 209000

For Sale by Private Treaty



Norton Villa, 25 Janemount Park, Corbally, Limerick, V94 N6CX.

With a super elevated position in the mature residential neighbourhood of Janemount Park, this property is a true find in today's market. The location is excellent, within minutes walk of Limerick City and a stroll to the local neighbourhood centre, leisure centre, schools and lovely river walks. There is a lovely mature garden to the rear with a sunny patio area and established planting. This three bedroom semi detached house has a large garage to the side and generous living accommodation and bedroom sizes. The property is ready for immediate occupation, has modern windows and doors, has been insulated throughout, has a modern A rated oil burner & new tank and has been rewired throughout. There are additional features throughout the house and viewing is highly recommended to appreciate this fine home.

BER C2

DNG Cusack Dunne for themselves and for the vendor, make no representation as to the correctness of any information contained in this advertisement. Prospective purchasers / tenants ought to seek their own professional advice and are believed to be acting on their own behalf and are believed to be acting on their own behalf and are believed to be acting on their own behalf.

With Branches Nationwide

9 Lower Mallow Street, Limerick.
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E: cusackdunne@dng.ie dng.ie



Accommodation

Ground Floor:

Entrance Hall: Laminate flooring. Understairs storage. Dado rail. Aluminium door with glass panels. Cloak room.

Living Room: Living Room Carpet flooring. Coving & ceiling rose. Large window. French doors to family room.

Family Room: 4.23m (13'11") x 3.41m (11'2") Carpet flooring. Sliding patio door. Built in units either side of the fireplace. Fireplace: tiled surround & hearth, electric unit inset. Coving & ceiling rose. Views over garden.

Kitchen: 2.85m (9'4") x 3.16m (10'4") Laminate flooring. Wall & floor fitted kitchen. Tiled splashback. Window overlooking garden. Cooker hood. Door to garage.

Garage: 7.7m (25'3") x 2.52m (8'3") Concrete floor. Plumbed for washing machine & dryer. Tilt & turn door. W.C with hand wash basin. Tiled floor. PVC door to garden.

First Floor:

Landing: Carpet flooring. Large window. Hotpress,

Bedroom 1: 4.24m (13'11") x 3.37m (11'1") Double bedroom. Carpet flooring. Ample built in wardrobes & vanity. Large window over looking garden.

Bedroom 2: 3.19m (10'6") x 3.46m (11'4") Double bedroom. Timber effect lino flooring. Built in wardrobe & vanity.

Bedroom 3: 2.74m (9'0") x 3.19m (10'6") Large single bedroom. Built in wardrobes & vanity.

Bathroom: Family bathroom with timber effect lino flooring. Fitted with bath, w.c . wash hand basin with unit. Electric shower. Wall tiling. Mirror.

Hot press: Shelving.

