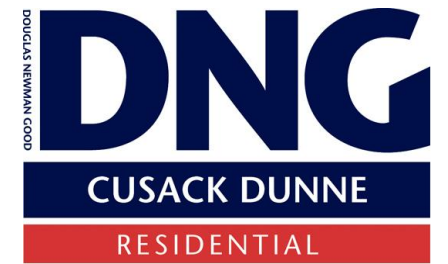


Features & Services



Outside: The property fronts a green area and has off street parking. There is a gate pedestrian entrance. Gated side entrance to an enclosed, low maintenance garden. Block built shed.

Features & Services: Gas central heating. PVC double glazed windows. Constructed 1963. Insulated attic. Stira. Extension built in 1976. Front parking and pedestrian gated side entrance. Green area to front.

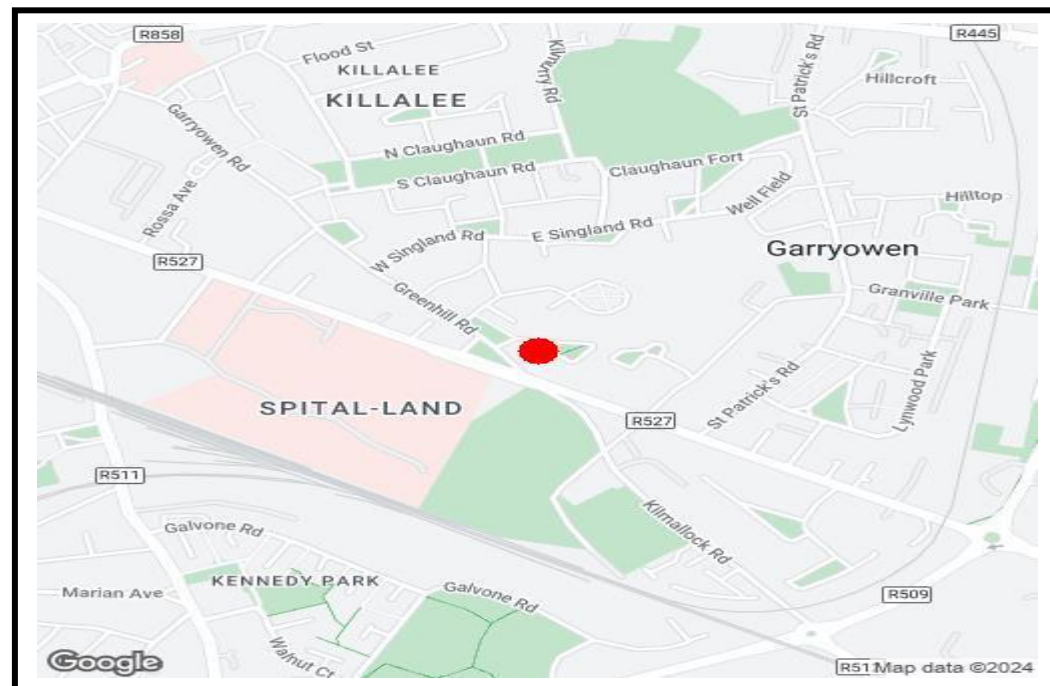
BER Rating: E1 **BER No.:** 102322195 **Energy Performance Indicator:** 334.64kWh/m2/yr

Floor Area: 83.82 - 0 sqm (902 - 0 sqft)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €172,000

Negotiator: Gillian Dunne, Residential Director 061 209000



For Sale by Private Treaty



21 St. Lawrence's Park, Garryowen, Limerick, V94 ER0H.

Located in a cul de sac setting and overlooking a green area, this 2/3 bedroom semi-detached property has a single storey extension to the rear and enclosed, private rear garden with shed. Very conveniently located within minutes walk of Limerick City centre and easily accessible to local transport routes, shops and schools. Built in the 1960's and set in a mature established neighbourhood, this home is sure to appeal to first time buyers, down sizers and investors alike. The property is ready for immediate occupation and viewing is a must to appreciate the excellent room sizes and exactly what this home has to offer.

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

BER E1

Accommodation



Ground Floor:

Entrance Hall: Tiled flooring. UPVC door. Understairs storage.

Guest w.c: Fully tiled. Fitted with w.c. and wash hand basin.

Living Room: 3.34m (10'11") x 6.37m (20'11") Spacious reception room. Laminate flooring. Open timber fireplace. Coving. Window to front of property.

Kitchen/Dining Area: 4.95m (16'3") x 3.04m (10'0") Tiled flooring. Sliding patio doors. Fully fitted kitchen. Wall to floor units. Tiled splashback.

First Floor:

Bedroom 1: 5.27m (17'3") x 3.22m (10'7") Double bedroom. Originally two bedrooms. Large bedroom with two windows.

Bedroom 2: 3.33m (10'11") x 3.02m (9'11") Double bedroom. Built in wardrobes.

Bathroom: 1.8m (5'11") x 1.52m (5'0") Fitted with Shower, w.c. and wash hand basin.

