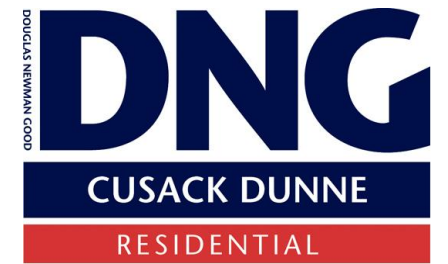


## Features & Services



**Outside:** Private gated entrance. Mature site c. 75 of an acre with landscaping to the front and leafy established foliage throughout. Lawned on both sides and with a patio to the rear. Tarmac driveway with plenty of parking to front and side. Very spacious garage with access to the utility room.

**Features & Services.** Impressive family home of c. 204 sq.m. on a .75 acre site. Short walking distance of Castleconnell Village. Built in 2001 and set on a mature site with two large lawn areas. Ample car parking and private gated entrance. Garage. PVC double glazed windows. Oil fired central heating. Alarm. Mains water.

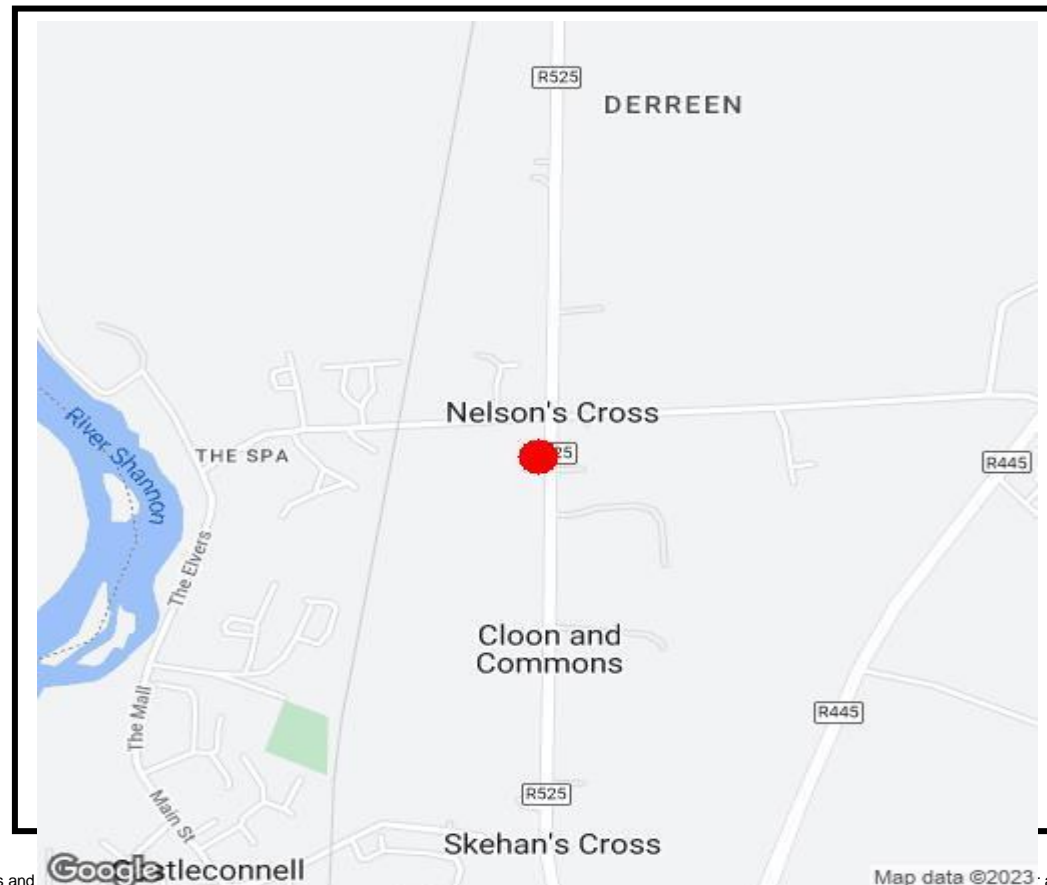
**BER Rating:** C2 **BER No.:**108784745 **Energy Performance Indicator:** 196.03kWh/m2/yr

**Floor Area:** 204.08 sq.m (Approx.)

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

**Asking Price:** €450,000

**Negotiator:** Gillian Dunne, Residential Director 061 209000



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## For Sale by Private Treaty



### Forge Road, Castleconnell, County Limerick, V94 Y6T2.

DNG Cusack Dunne are delighted to present this Impressive detached property to the market. This home offers exceptional family accommodation set on a private gated mature site of c. 75 of an acre within walking distance of Castleconnell Village. This wonderful home was built in 2001 and measures approximately 204 sq.m.. The property is very well maintained throughout with three reception rooms, 5 bedrooms, 2 ensuites, utility, bathroom, w.c. and garage. Located only a short walk to all amenities including Castleconnell Village, schools and train station. The University of Limerick, Plassey Technological Park, Castletroy College and an excellent road network are only a few minutes drive. An ideal family home ideally located and sure to tick all the boxes on your search list!



## Accommodation



### Ground Floor:

**Entrance Hall:** Entrance hall with access to kitchen, living room and bedroom 5.

**Living Room:** 5.46m (17'11") x 4.57m (15'0") Solid wood flooring. Open fireplace. Bay window and double aspect windows with views over garden also.

**Family Room:** 2.7m (8'10") x 4.25m (13'11") Located off the kitchen/dining room. Fitted with timber flooring. Door to garden & patio.

**Kitchen/Dining Room:** 7.49m (24'7") x 4.24m (13'11") Extensive kitchen dining room with tiled flooring and splash back. Well maintained with built in wall and floor kitchen units. The breakfast/ dining area is generous in size with access to the family room. Sliding doors to the back patio. Fitted with a beautifully a twin burner range with red brick surround.

**Utility:** 2.57m (8'5") x 3.21m (10'6") Tiled flooring and built in storage presses. Access to rear garden. Access to guest w.c. and garage.

**Guest w.c.:** 1.73m (5'8") x 1.24m (4'1") Partially tiled. Fitted with w.c and wash hand basin. Electric shower.

**Bedroom 5:** 3.44m (11'3") x 4.75m (15'7") Downstairs bedroom. Solid wood floor. Bay window overlooking the front of the property. Ensuite.

**Ensuite:** 0.94m (3'1") x 2.59m (8'6") Partially tiled. Fitted with w.c and wash hand basin.

### First Floor:

**Bedroom 1:** 3.33m (10'11") x 3.49m (11'5") Double bedroom. Solid wood floors. Ensuite.

**Ensuite:** 1.18m (3'10") x 2.32m (7'7") Partially tiled. Fitted with w.c and wash hand basin. Shower.

**Bedroom 2:** 4.37m (14'4") x 2.81m (9'3") Large double bedroom. Wood floors.

**Bedroom 3:** 4.58m (15'0") x 5.48m (18'0") Double bedroom. Wood floors.

**Bedroom 4:** 3.47m (11'5") x 4.08m (13'5") Double bedroom. Located at the front of the property. Carpet flooring.

**Bathroom:** 3.44m (11'3") x 4.75m (15'7") Partially tiled. Fitted with a bath, w.c and wash hand basin.

