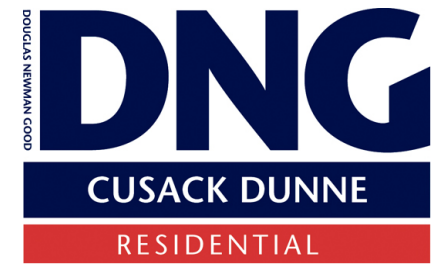


## Features & Services



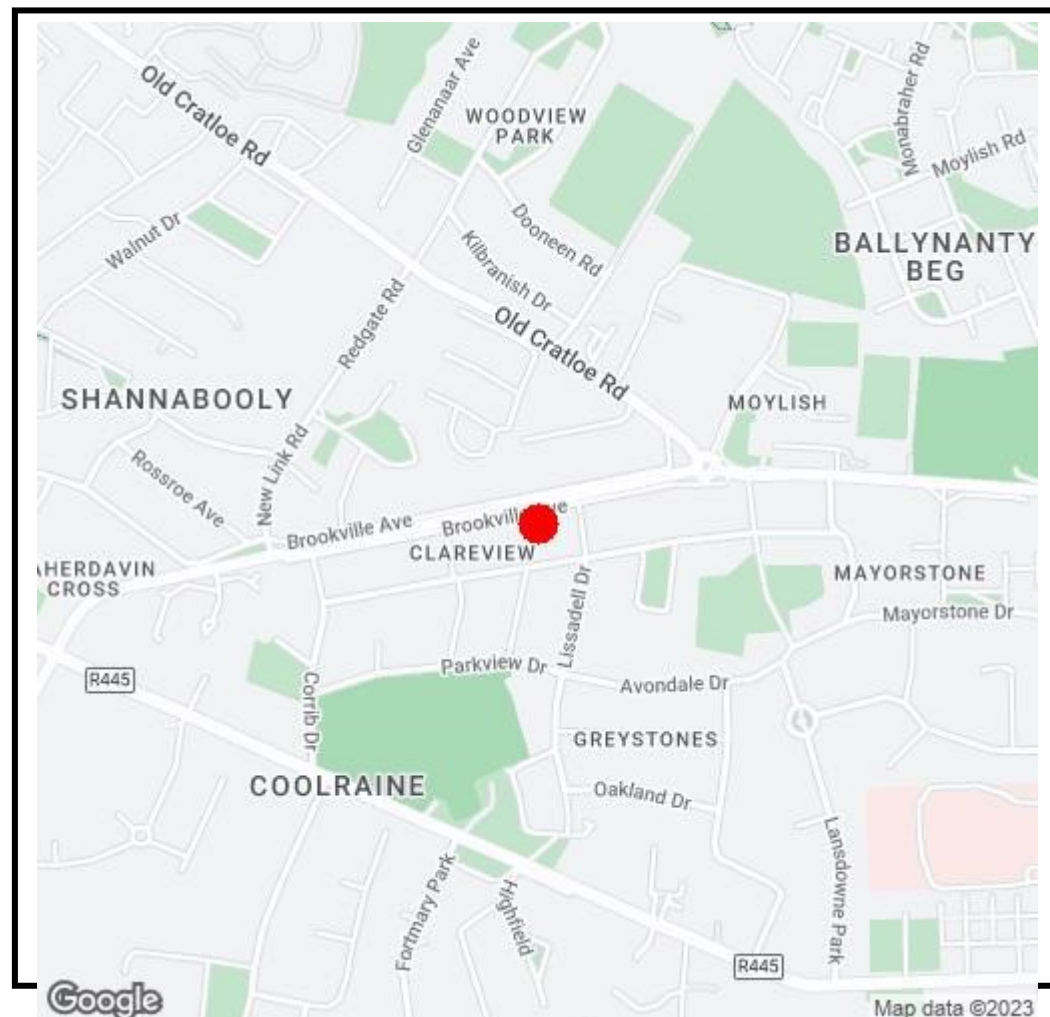
**BER Rating:** G **BER No.:** 116761578 **Energy Performance Indicator:** 478.05Wh/m2/yr

**Floor Area:** 98.03 sq.m (approx.)

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

**Asking Price:** €260,000

**Negotiator:** Mark Cusack, Residential Director 061 209000



## For Sale by Private Treaty



### 26 Brookville Avenue, Clareview, Limerick, V94 EAH2.

Excellent opportunity to acquire a spacious semi detached family home with garage located in a sought after mature location within walking distance of TUS, Neighbourhood Shopping Centres, Thomond Park Stadium and within 3km of Limerick City. Although the property requires modernisation it offers bright well apportioned accommodation with a sunny south facing garden.

This area is very highly regarded and is a secure leafy neighbourhood popular with first time buyers, families and people down sizing. Purchasers may qualify for the Vacant Property Refurbishment Grant of €50,000 subject to terms & conditions. A property not to be missed!



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

## Accommodation

### Ground Floor:

**Entrance Hall:** 3.97m (13'0") x 2.73m (8'11") Wide spacious area.

**Reception Room:** 3.65m (12'0") x 3.39m (11'1") Tiled fireplace. Large room to front.

**Sitting Room:** 3.62m (11'11") x 4.14m (13'7") Tiled fireplace.

**Kitchen:** 3.38m (11'1") x 2.71m (8'11") Plumbed for washing machine. Pantry.

**Utility Room:** 2.4m (7'10") x 2.13m (7'0")

### First Floor:

**Bedroom 1:** 4.24m (13'11") x 3.66m (12'0") Large bedroom.

**Bedroom 2:** 3.67m (12'0") x 3.36m (11'0") Large bedroom.

**Bedroom 3:** 3.26m (10'8") x 2.75m (9'0") Small bedroom.

**Bathroom:** 2.3m (7'7") x 1.75m (5'9") w.c with hand basin. Electric shower. Fully tiled.

**Garage:** 4.96m (16'3") x 2.51m (8'3") Double doors to front.

