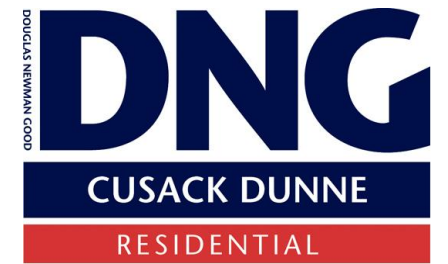


Features & Services



Outside: The property has parking to the front and overlooks a green area. Side entrance to an enclosed rear garden, mainly laid in lawn and with a patio area. Shed.

Features & Services. Modern townhouse, built c. 2007, located in a popular residential development. Cul de sac setting, overlooking a green area and away from passing traffic. Well presented interior with spacious room sizes and modern fit out. Private rear garden with southerly orientation. Excellent location within easy striking distance of UHL, Raheen Ind. Est, Racefield centre etc. Gas fired central heating. PVC double glazed window.

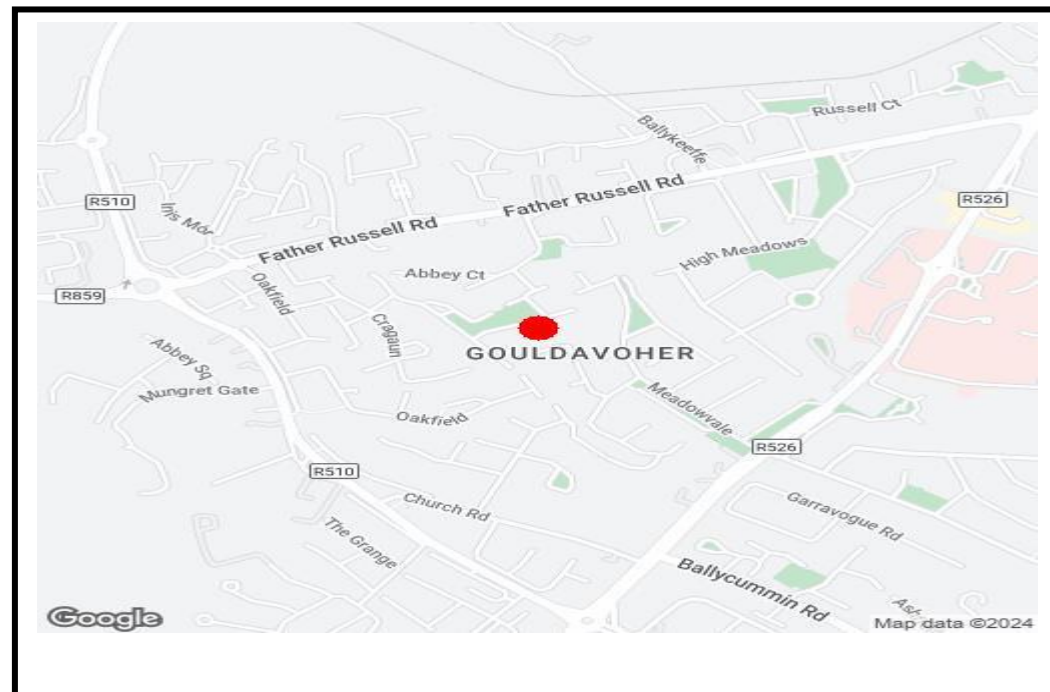
BER Rating: C2 **BER No.:** 117250324 **Energy Performance Indicator:** 180.06kWh/m2/yr

Floor Area: 91.84 sq. m (Approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €295,000

Negotiator: Gillian Dunne, Residential Director 061 209000



For Sale by Private Treaty



55 Cluain Dubh, Father Russell Road, Limerick, V94 YX3T.

Modern townhouse, built c. 2007 with spacious accommodation throughout and a private enclosed rear garden. This property is sure to appeal to first time buyers, investors and those "right sizing". The property is very well maintained throughout and has a sunny southerly orientation. There is a generous living room, open plan kitchen / dining room, 3 beds and 3 baths. Over looking a green space to the front and set at the end of a cul de sac, this quiet location is secure and safe yet is exceptionally convenient to all local amenities. The Racefield Centre, Raheen Industrial Estate, Mungret Park and UHL are all within walking distance. Viewing strongly recommended to appreciate this impressive property.

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: Tiled flooring.

Guest w.c.: Tiled flooring. Fitted with w.c. and wash hand basin.

Living Room: 3.48m (11'5") x 4.65m (15'3") Timber flooring. Fireplace with timber surround and granite insert. Large window. French doors to kitchen/dining room.

Kitchen/Dining Room: 2.0 x 2.51 Kitchen. Fully fitted kitchen with wall and floor units, Integrated oven and hob. Window overlooking garden.
3.00 x 3.85 Dining area, spacious dining area with sliding patio doors to back garden. Light filled room.

First Floor:

Bedroom 1: 3.75m (12'4") x 3.31m (10'10") Double bedroom. Laminate flooring. Two built in wardrobes. Ensuite.

Ensuite: 0.88m (2'11") x 2.73m (8'11") Tiled flooring. Fitted with shower, w.c. and wash hand basin.

Bedroom 2: 3.3m (10'10") x 3.53m (11'7") Double bedroom. Timber flooring. Built in wardrobe. Large window.

Bedroom 3: 2.69m (8'10") x 2.07m (6'9") Single bedroom. Laminate flooring. Built in wardrobe.

Bathroom: 2.08m (6'10") x 2.02m (6'8") Tiled flooring and bath area. Fitted with bath, shower, w.c. and wash hand basin.

Hot Press: With shelving

