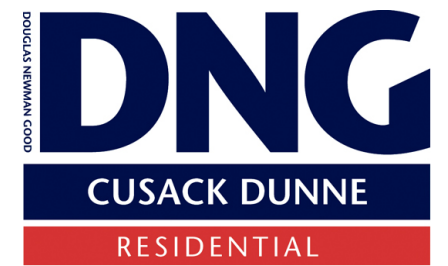


## Features & Services



**Outside:** Corner Site. Gated driveway with ample parking to front. Lawns to front and rear. Enclosed rear garden, private and mature. Various sheds and storage areas. Raised lawn. Patio area. Boiler house.

**Features & Services.** Large corner site with lawn to front and rear, outhouses and ample parking. Perfectly presented home, ready for immediate occupation. Centrally located within walking distance of Limerick city. Rewired some years ago. Insulated throughout. Newly installed water tank. Oil fired central heating, installed c. 2000.

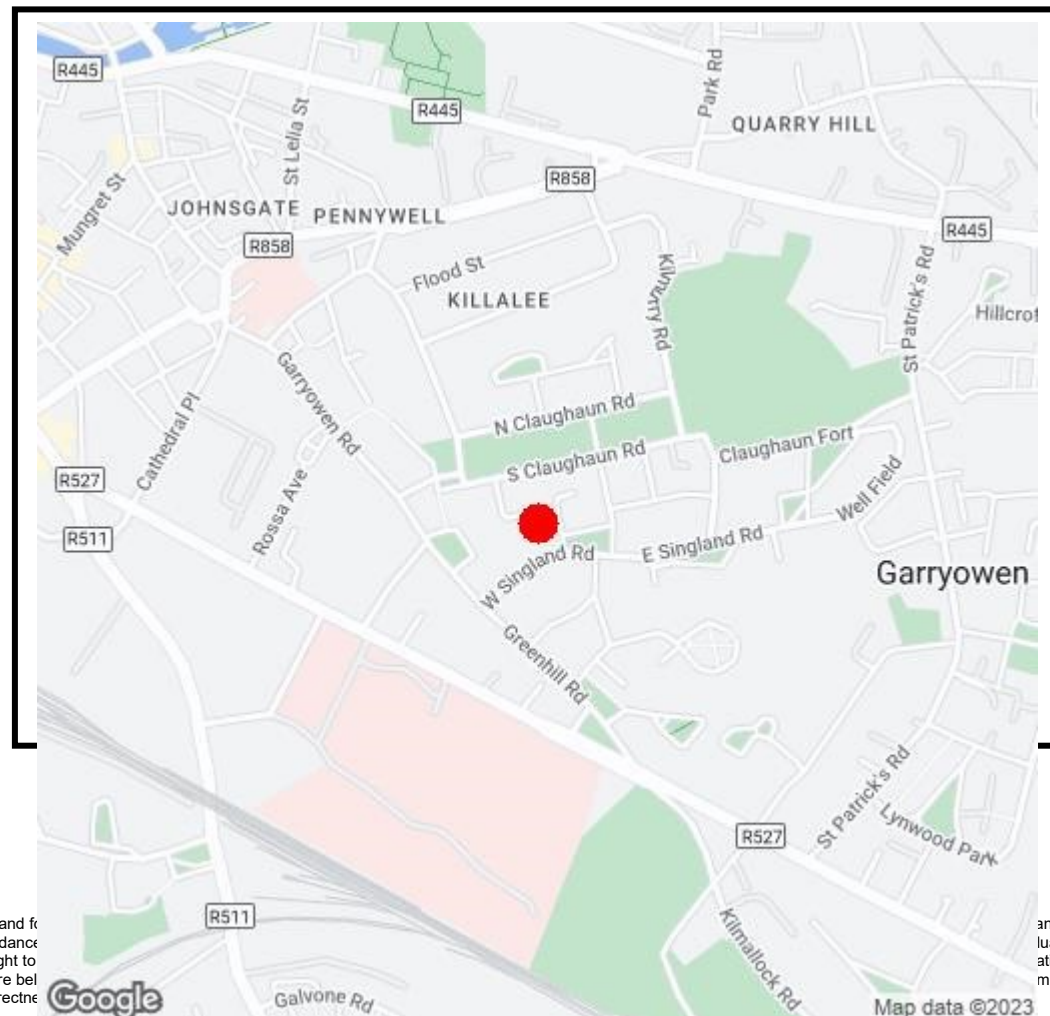
**BER Rating:** D1 **BER No.:** 116575283 **Energy Performance Indicator:** 250.12kWh/m2/yr

**Floor Area:** 74.32 sq.m (Approx).

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

**Asking Price:** €175,000

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



DNG Cusack Dunne for themselves and for correct overall description for the guidance of prospective purchasers / tenants. Details are given in good faith, and are believed to be correct and are not to be taken as an inspection or otherwise as to the correctness of the information.

and substantially equal items. Information and other details are given in good faith, and are believed to be correct and are not to be taken as an inspection or otherwise as to the correctness of the information.

## For Sale by Private Treaty



### 17 Claughaun Avenue, Garryowen, Limerick, V94 A52C.

Set on a large corner site this family home comes to the market beautifully presented through out and ready for immediate occupation. There is a gated driveway with manicured lawns to the front and a walled mature back garden which is private and has a sunny orientation and the benefit of various sheds/storage areas. The property comprise hall, living room, kitchen, three bedrooms and shower room. There have been many upgrades including insulation, oil fired central heating, re-wiring and pvc double glazed windows. Positioned in a quiet, mature setting and within close proximity of Limerick City and local shops and schools. Viewing is highly recommended to appreciate this fine property.

**BER D1**

## Accommodation



### Ground Floor:

**Entrance Hall:** Composite front door. Laminate flooring. Coving.

**W.C.:** Fitted with w.c. and wash hand basin. Fully tiled. Window.

**Living Room:** 4.79m (15'9") x 3.19m (10'6") Laminate flooring. Spacious reception room with two windows. Fireplace with timber surround and marble inset.

**Kitchen:** 3.1m (10'2") x 3.65m (12'0") Tiled flooring. Built in units. Window overlooking garden. Tiled splashback. Stainless steel sink. Plumbed for washing machine.

**Hotpress:** With storage space.

### First Floor:

**Bedroom 1:** 3.8m (12'6") x 3.26m (10'8") Large double bedroom. Timber effect linoleum flooring. Two windows.

**Bedroom 2:** 3.9m (12'10") x 3.62m (11'11") Double bedroom. Two windows. Timber effect linoleum flooring.

**Bedroom 3:** 2.21m (7'3") x 3.25m (10'8") Generous single / small double bedroom. Two windows. Timber effect linoleum flooring.

**Shower Room:** 1.39m (4'7") x 2.07m (6'9") Fully tiled and fitted with w.c., wash hand basin. Electric shower.

