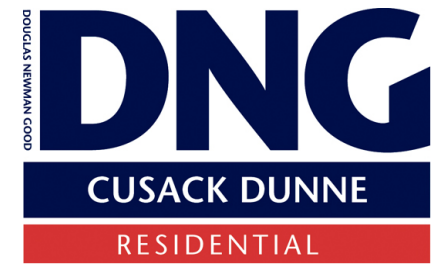


## Features & Services



**Outside:** Front garden with tarmac drive. Boiler house. Rear patio area and magnificent rear gardens measuring an impressive 35 metres in length. Oil fired central heating. Double glazed PVC windows. Features & Services: Desirable neighbourhood. Walking distance of City centre. Quite cul de sac. Overlooking Westfields Wetlands Special Area of Conservation. Large mature rear garden. Substantial site area.20.

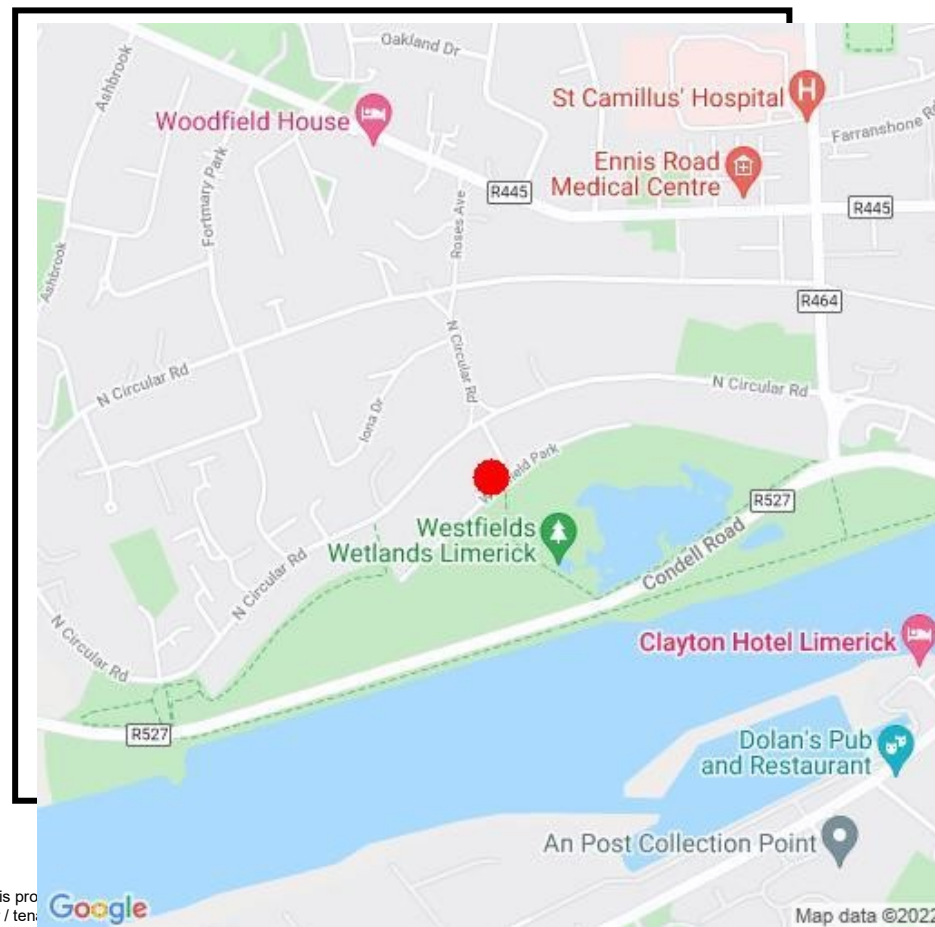
**Features & Services.** Desirable neighbourhood. Walking distance of City centre. Quite cul de sac. Overlooking Westfields Wetlands Special Area of Conservation. Large mature rear garden. Substantial site area.

**BER Rating:** E1 **BER No.:** 114641376 **Energy Performance Indicator:** 313.88kWh/m2/yr

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

**Asking Price:** €330,000

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



DNG Cusack Dunne for themselves and for the vendor / landlord of this property provide a correct overall description for the guidance of any intending purchaser / tenant. 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

## For Sale by Private Treaty



### 18 Westfields Park, North Circular Road, Limerick, V94 X0TD.

Located just off the North Circular Road in an exceptionally convenient and popular neighbourhood, Seanrom is situated directly overlooking Westfields wetlands. This home offers a substantial site with a stunning west facing back garden and in a very tranquil setting. The property comprises a semi detached five bedroom home offering an option to use the ground floor bedroom with separate entrance as the perfect office. The house would benefit from upgrading throughout, which is usual in this mature area but offers a superb opportunity for a wonderful family home. Within walking distance of the city centre and only a short stroll of local primary and secondary schools, Limerick Lawn Tennis Club, The Holy Rosary church and Woodfield hotel.

**BER E1**

## Accommodation

### Ground Floor:

**Entrance Hallway:** 5.08m (16'8") x 2.03m (6'8")

**Living room:** 5.4m (16'6") x 3.6m (10'0")

**Dining room:** 3.7m (10'1") x 3.6m (10'0") Open fireplace.

**Kitchen:** 3.09m (10'2") x 3.06m (10'0")

**Utility Room:** 3.6m (11'10") x 2.07m (6'9")

**Bedroom 5/Office:** 5.06m (16'7") x 2.06m (6'9") Separate porch entrance.

**Shower Room:** 3m (9'10") x 1.97m (6'6")

### First Floor:

**Bedroom 1:** 3.08m (10'1") x 2.08m (6'10") Built in wardrobes.

**Bedroom 2:** 3.08m (10'1") x 3.03m (9'11") Built in wardrobes.

**Bedroom 3:** 2.09m (6'10") x 2.04m (6'8")

**Bedroom 4:** 2.04m (6'8") x 2.04m (6'8")

**Bathroom:** 2.4m (6'8") x 2.1m (6'7") Electric shower with hand wash basin & w.c.

