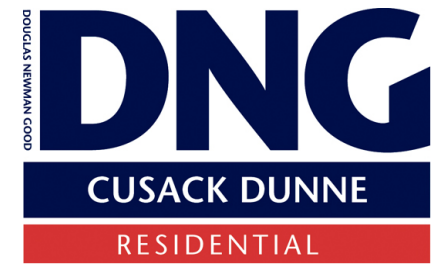


Features & Services



Outside: Gated front driveway with generous parking. Lawn area. Garage to side. Back garden is laid in lawn and fully private with mature foliage.

Features & Services. Beautifully presented three bedroom semi detached home, ready for immediate occupancy. Light filled interior with two reception rooms and kitchen at ground floor level. Garage to side. Superb potential throughout. Gardens to front and rear. Excellent location close to Limerick City and local schools and shops. Gas fired central heating. Double glazed aluminium windows.

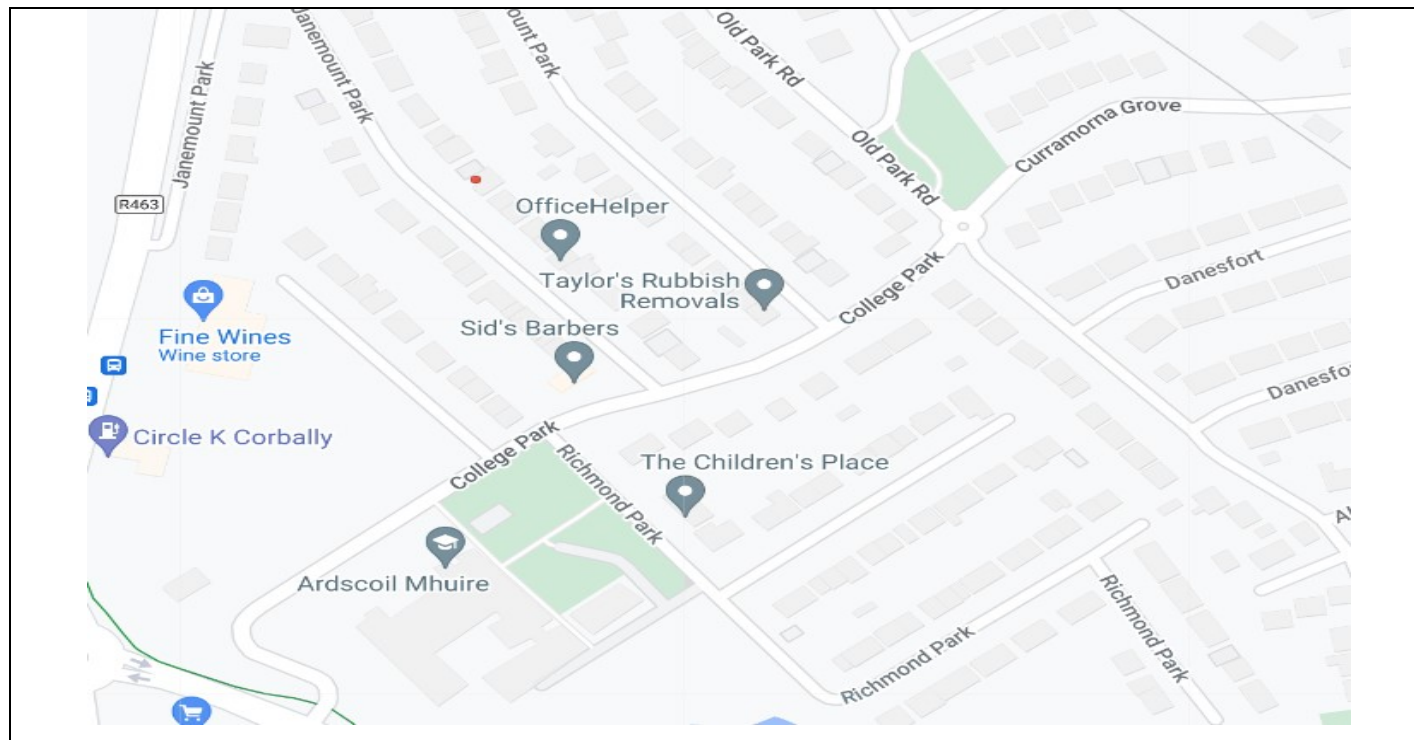
BER Rating: D1 **BER No.:** 116825738 **Energy Performance Indicator:** 227.84kWh/m2/yr

Floor Area: 94.84 sq.m (approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €285,000

Negotiator: Gillian Dunne, Residential Director 061 209000



For Sale by Private Treaty



26 College Park, Corbally, Limerick, V94 XHHO.

Located minutes walk from Limerick city centre in a particularly mature sought after neighbourhood, this three bedroom semi detached house with garage, is ready for immediate occupation and is a well cared for bright spacious home. The property was built in 1965 and has gas central heating and double glazed windows. There are two reception rooms and a kitchen at ground floor level and three bedrooms and bathroom at first floor level. A welcoming family home which is ready to move into and offers superb further potential to render this the home of your dreams. There is off street parking to the front with a lawn area, garage to the side. Enclosed mature private garden to the rear. Viewing is strongly recommended.

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

BER D1

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Accommodation



Entrance Porch: Tiled flooring. Light filled porch. Timber door. Glass panel to side.

Entrance Hall: Carpet flooring. Under stairs storage. Cloak room.

Living Room: 3.19m (10'6") x 3.94m (12'11") Carpet flooring. Built in shelving. Tiled fireplace. Open fire. Large window.

Family Room: 4.21m (13'10") x 3.49m (11'5") Laminate timber flooring. Large window overlooking lawn. Open fireplace with tiled surround. Timber wall panelled.

Kitchen: 3.12m (10'3") x 2.69m (8'10") Lino flooring. Fitted kitchen units. Stainless steel sink. Window overlooking garden. Pantry with storage.

Garage: 3.07m (10'1") x 6.7m (22'0") Large garage. Door from kitchen to garage. Timber double doors to front. Door to back garden. W.C.

Bedroom 1: 4.27m (14'0") x 3.46m (11'4") Large double bedroom. Carpet flooring. Ample built in wardrobes. Locker storage units.

Bedroom 2: 3.36m (11'0") x 3.2m (10'6") Double bedroom. Carpet Flooring.

Bedroom 3: 2.73m (8'11") x 3.16m (10'4") Double bedroom. Carpet flooring. 2 x built in wardrobe.

Bathroom: 1.95m (6'5") x 2.74m (9'0") Lino flooring. Shower unit. Tiled. Fitted with electric shower, w.c. and wash hand basin.

Hotpress: Storage.

