

Features & Services



Outside: Set at the end of a quiet cul de sac on a private enclosed site. Tarmacadam driveway. Vehicular and pedestrian gate. Feature raised plant areas/patios. Parking. Corner site - paved back. Low maintenance. Fenced. Leafy outlook. Block shed. Roofed garden area and outside w.c.

Features & Services: Pumped insulation. Oil fired central heating. Property constructed in 1997. Modern upgrades throughout. PVC double glazed windows. UPVC door. Sunroom extension.

BER Rating: B3 **BER No.:** 111513222 **Energy Performance Indicator:** 139.39kWh/m2/yr

Floor Area: 171.71 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €358,000

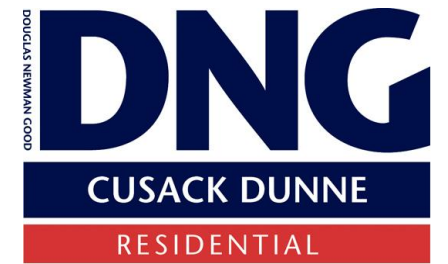
Negotiator: Gillian Dunne, Residential Director 061 209000



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For Sale by Private Treaty



Lake View, 7 Forge Field, Pallaskenry, Limerick, V94 C3Y2.

Forge Field is a particularly spacious property that offers exceptional accommodation in show house condition throughout. Both internally and externally, this property is immaculate and is a warm welcoming home which will suit family living with flexible living options. Set on a corner site in a quiet setting with a leafy outlook to the rear, this gated site is perfectly manicured and offers low maintenance throughout. The property is a worthy home with four bedrooms at ground floor level and a fantastic attic conversion (currently in use as two additional bedrooms, ensuite, walk in wardrobe and landing seating area). Viewing is highly recommended to appreciate this fantastic property which is located in the village of Pallaskenry but has a private setting. Walking distance of local schools, shops and amenities. Convenient to Limerick city, Raheen/Dooradoyle and neighbouring villages.

BER B3

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Accommodation

Entrance Hall: UPVC Door. Tiled hall. Radiator cover. Timber panelling. Carpet stairs.

Living Room: 4.05m (13'3") x 4.35m (14'3") Bay window. Solid fuel stove. Granite surround. Laminate timber flooring.

Kitchen: 3.41m (11'2") x 5.85m (19'2") Wall and floor units. Tiled splash back. Integrated fridge freezer. Integrated oven and hob. Stainless steel sink. Integrated dishwasher. Dresser unit. Radiator cover. French doors to conservatory.

Sunroom: 2.82m (9'3") x 3.86m (12'8") Located to side. Laminate timber flooring. Sunny orientation. Timber panelling to ceiling. Radiator cover. Recessed lighting.

Conservatory: 2.9m (9'6") x 6.19m (20'4") Large spacious room. Sliding doors to garden.

Store Room: Closet/cloak room

Bathroom: 1.93m (6'4") x 2.79m (9'2") Fully tiled. Shower/wet room. w.c, wash hand basin. Modern rain shower. Heated towel rail. Mirror.

Bedroom 1: 2.87m (9'5") x 3.88m (12'9") Double bedroom. Laminate timber flooring. Built in wardrobe. Large window.

Bedroom 2: 2.72m (8'11") x 3.9m (12'10") Double bedroom. Timber flooring. Built in wardrobe.

Bedroom 3: 2.81m (9'3") x 2.48m (8'2") Laminated flooring. Spacious single/small double bedroom. Built in wardrobe.

Bedroom 4: 2.86m (9'5") x 2.87m (9'5") Carpet flooring. Built in wardrobe.

Attic Rooms: Landing, seating area.

Room 1: 5.69m (18'8") x 4.86m (15'11") Carpet flooring. Window to front and velux. Walk in wardrobe. Currently in use as a bedroom.

Hot Press: Storage.

Room 2: 3.9m (12'10") x 4.85m (15'11") Carpet flooring. Window seat. Window to front and velux window to rear. Currently in use as a bedroom.

Bathroom: 2.07m (6'9") x 2.01m (6'7") Shower. w.c., wash hand basin. Tiled. Velux window.

