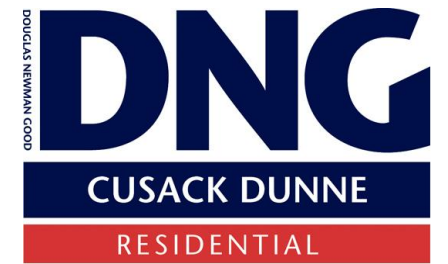


## Features & Services



**Outside:** Attractive property with tarmacadam driveway to front with parking. Front lawn area. Outside lighting. Gated side entrances to rear of home. Patio area, Lawn area, Barna Shed. Fully enclosed. Raised beds with planting. Outside tap.

**Features & Services:** B2 Energy rating. PVC double glazed windows. Alarm.

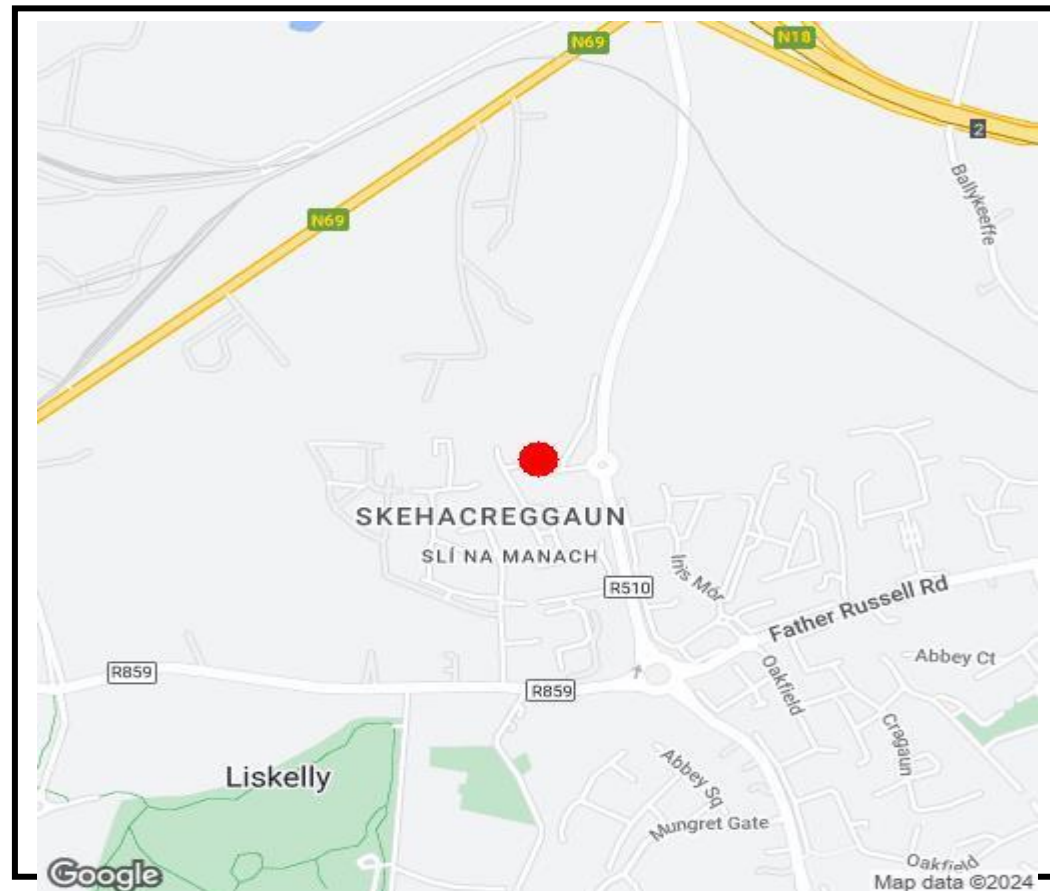
**BER Rating:** B2 **BER No.:** 112274881 **Energy Performance Indicator:** 101.13kWh/m2/yr

**Floor Area:** 209.39 sq.m (Approximately).

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

**Asking Price:** €495,000

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



## 11 Ard Aulin, Mungret, Co. Limerick, V94 Y96R.

Impressive four bedroom detached property with superbly proportioned accommodation throughout, a true family home in every sense of the word! This beautifully presented modern, B2 rated residence, is graced with a stunning interior, through to every last detail and offers its new owners many upgrades and beautiful finishes both inside and out. Viewers will be impressed with the scale of the rooms, the newly fitted bathroom, tasteful decor and manicured external spaces. With a location in high demand, this home is ideally positioned within close proximity to primary & secondary school, Raheen Industrial Estate, UHL, the motorway network and indeed Limerick City itself. Set in a mature residential estate, in a quiet setting, this property is highly recommended and interest is sure to be strong!

**BER B2**

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## Accommodation



### Ground Floor:

**Entrance Hall:** Welcoming entrance hallway with timber flooring. Radiator cover. Carpet stairway.

**Guest w.c.:** Fitted with w.c. and wash hand basin. Unit with built in storage. Tiled flooring.

**Living Room:** 4.21m (13'10") x 6.2m (20'4") Large reception room with bay window. French doors to kitchen/dining room. Large marble fireplace with stove inset. Timber flooring.

**Family Room:** 3.52m (11'7") x 4.28m (14'1") Second sizeable reception room. Timber flooring. Large window.

**Kitchen/Dining/Sitting Room:** Open plane reception space.

Dining/Sitting Room area: 4.65 x 6.68

Tiled flooring. Recessed lighting. Sliding patio to small sun porch.

Kitchen area: 3.59 x 3.85

Tiled flooring. Fitted with attractive wall and floor cream kitchen units. Granite counter top. Tiled splashback. Large kitchen island with storage. Integrated double oven, electric hob, extractor fan, stainless steel sink. Integrated fridge. Radiator cover.

**Utility:** 1.98m (6'6") x 2.85m (9'4") Tiled flooring. Built in units with storage. Stainless steel sink. Plumbed for washing machine and tumble dryer.

**Sun Porch:** Tiled flooring. Door to garden.

### First Floor:

**Landing:** Carpet flooring. Hot Press.

**Bedroom 1:** 4.08m (13'5") x 4.15m (13'7") Superb master bedroom with light filled interior and ample space. Large double bedroom with bay window. Carpet flooring. Extensive sliderobes units. Additional storage drawers and shelving. Ensuite.

**Ensuite:** Fitted with shower, w.c. and wash hand basin. Fully tiled. Electric shower. Built in sink unit with granite top and storage. Large mirror. Window.

**Bedroom 2:** 3.58m (11'9") x 3.95m (13'0") Double bedroom. Large window. Carpet flooring. Ensuite bathroom.

**Ensuite:** Large ensuite. Fully tiled and fitted with w.c., wash hand basin and shower. Storage. Mirror. Window.

**Bedroom 3:** 3.99m (13'1") x 2.99m (9'10") Double bedroom. Carpet flooring.

**Bedroom 4:** Double bedroom. Carpet flooring. Large window.

**Bathroom:** 3.69m (12'1") x 3.22m (10'7") Fully refurbished large family bathroom. Fitted with free standing bath, large Rain Shower, w.c. and contemporary wash hand basin unit. Dormer window. Heated towel rail. Beautiful tiling throughout.

