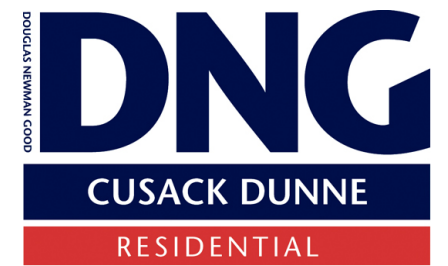


Features & Services



Outside: Parking to the front with lawn area. Fully enclosed private rear garden with patio area.

Features & Services. Attractive four bedroom house with unrestricted countryside views. Quiet residential development in a sought after location. Convenient to UL, city centre and local schools and amenities. Gas fired central heating. Pvc double glazed windows.

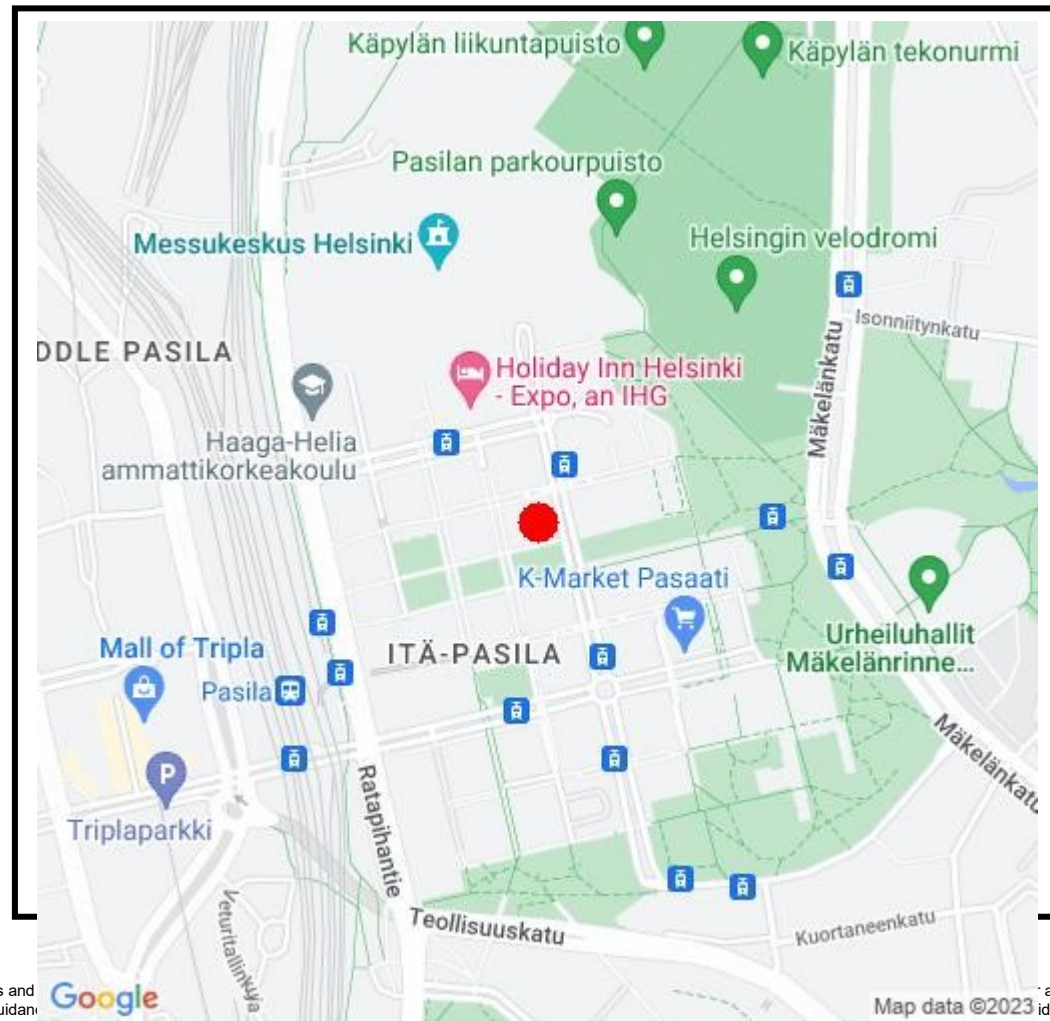
BER Rating: C1 **BER No.:**113281596 **Energy Performance Indicator:** 172.49kWh/m2/yr

Floor Area: 115 sq.m. (1,238 sq.ft.) approximately

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €240,000

Negotiator: Mark Cusack, Residential Director 061 209000



DNG Cusack Dunne for themselves and correct overall description for the guidance. 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



57 Rhebogue Meadows, Rhebogue, Limerick, V94 ETTK.

Four bedroom semi detached property boasting generous accommodation throughout in this surprisingly spacious home which is an ideal property for family living, a superb starter home or a perfect investment. Located close to the University of Limerick and Limerick city centre, the location is exceptionally popular and is a always sought after given its proximity to all local amenities including schools, shops, leisure amenities and more. Rhebogue Meadows is a small enclave of residential house on an elevated road with countryside views neatly tucked away from any passing traffic. Viewing is strongly recommended to appreciate this fine home.

BER C1

Accommodation



Ground Floor:

Entrance Hall: 4.07m (13'4") x 1.09m (3'7") Spacious hallway.

Guest w.c: Guest w.c Tiled floor

Living Room: 4.07m (13'4") x 3.06m (10'0") Open fireplace with timber surround. Feature bay window. French doors to kitchen/dining room.

Kitchen/Dining Room: 5.07m (16'8") x 3.04m (10'0") Tiled. Tiled flooring. Sliding patio doors to garden

Utility Room: 2.04m (6'8") x 2m (6'7") Tiled floor. Plumbed for washing machine & dryer. Door to rear garden:

Bedroom 1: 5.03m (16'6") x 2.05m (6'9") Double bedroom. Built in wardrobes. Ensuite.

Ensuite: Shower room with wash hand basin. W.C with electric shower. Tiled floor and walls.

First Floor:

Bedroom 2: 3.06m (10'0") x 3.06m (10'0") Double room. Laminate flooring. Built in wardrobe.

Ensuite: Linoleum flooring. Tiled shower unit. Fitted with W.C, wash hand basin unit. Electric shower.

Bedroom 3: 3.09m (10'2") x 3.02m (9'11") Double bedroom. Bay window. Laminate timber flooring. Built in wardrobe.

Bedroom 4: 2.07m (6'9") x 2.03m (6'8") Single bedroom. Carpet flooring.

Bathroom: 2.03m (6'8") x 1.08m (3'7") Fully tiled. Bath. W.C, with hand wash basin.

