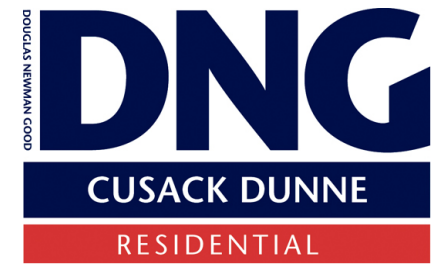


Features & Services



Outside: There is a paved drive way to the front with carparking space and lawn area. Gated side entrance to a private rear garden which is low maintenance and had a shed. Fully enclosed. Partitioned gated area.

Features & Services. Wonderful three bedroom semi detached family home in excellent condition. Spacious interior with many upgrades. Parking to front and low maintenance private garden to rear. Attic insulated. Composite front door. Gas fired central heating (upgraded boiler). Built 1997.

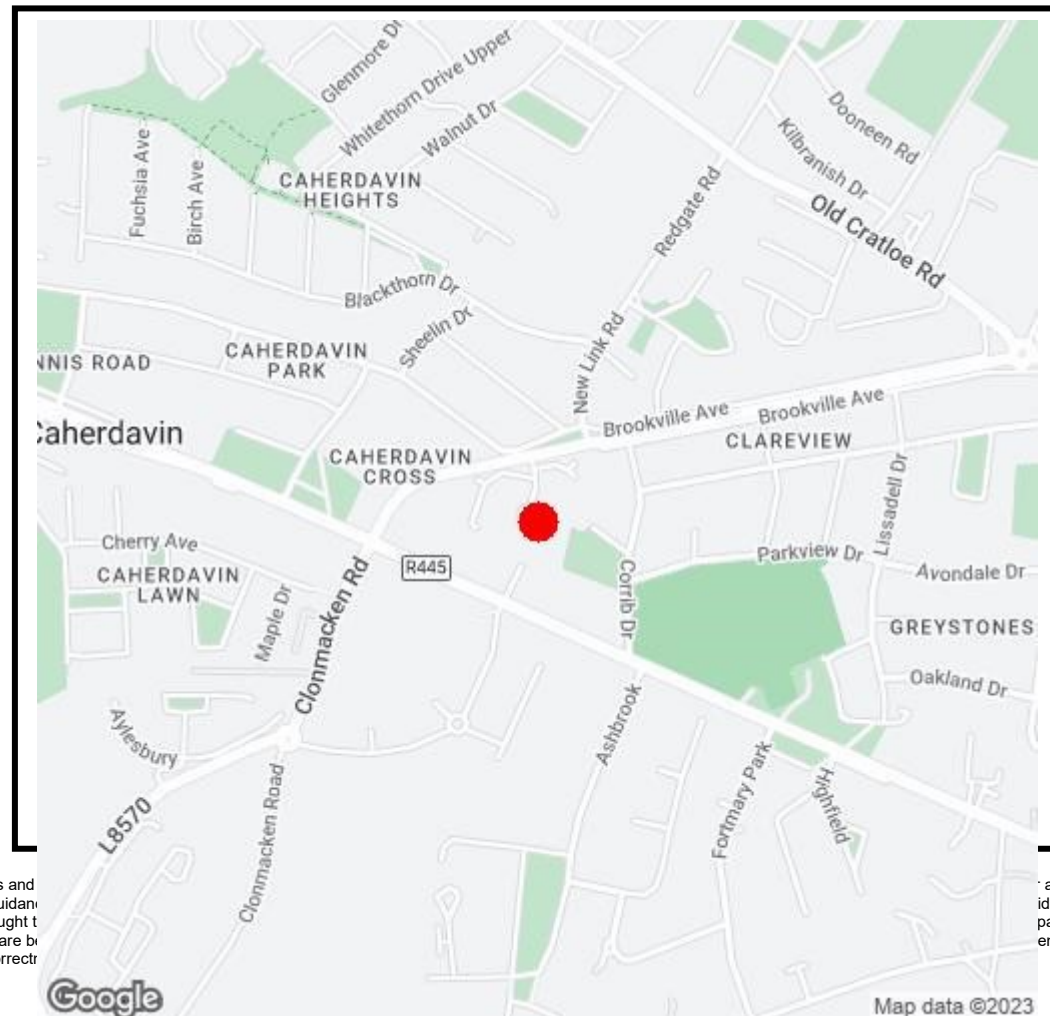
BER Rating: C1 **BER No.:** 101921369 **Energy Performance Indicator:** 172.51kWh/m2/yr

Floor Area: 93.56 sq.m (approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €265,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and correct overall description for the guidance. Prospective purchasers / tenants ought to details are given in good faith, and are by inspection or otherwise as to the correct

and substantially idual items. pation and other emselves by



7 Meadow Springs, Clareview, Limerick, V94 EY4C.

Set in a superb location just off the Ennis Road, this is a wonderful spacious C1 rated, three bedroom semi detached property in a small development in a mature location. This owner occupied home has been beautifully decorated throughout and is in excellent condition with many additions including a contemporary modern bathroom. There is a generous living room which opens into the kitchen/dining room which has access to the low maintenance private garden. The bedrooms are well proportioned and there is an ensuite and bathroom. Viewers will be attracted to this warm welcoming home which is in turn key condition and ideal for first time buyers, families, a down-sizer or lucrative investment! Walking distance of Jetland shopping centre, Vue Cinema, TUS, Thomond Park and local primary & secondary schools. Also convenient to a superb road network and Limerick city centre. A wonderful home and viewing is highly recommended.

BER C1

Accommodation



Ground Floor:

Entrance Hall: Laminate floor. Composite door. Built in closet storage.

Guest w.c: Linoleum flooring. Tiled walls. Fitted with w.c. and wash hand basin.

Living Room: 4.98m (16'4") x 3.67m (12'0") Spacious reception room with bay windows. Laminate timber flooring.. Open fireplace with timber surround and marble inset. Ceiling coving. French doors to the kitchen/dining room.

Kitchen/Dining Room: 3.39m (11'1") x 5.68m (18'8") Walnut effect laminate timber flooring. Timber kitchen fitted with wall and floor units. Walnut effect counter top. Tiled splashback. Sliding patio door to garden. Plumbed for washing machine. Integrated oven hob and extractor fan. Open plan to living room. Bright spacious room.

Utility closet: Washing machine and dryer.

First Floor:

Bedroom 1: 3.03m (9'11") x 3.98m (13'1") Double bedroom. Carpet flooring. Built in wardrobe with vanity. Ensuite.

Ensuite: Ensuite fitted with shower, w.c. and wash hand basin. Tiled flooring, shower area and splashback.

Bedroom 2: 3.68m (12'1") x 3.53m (11'7") Double bedroom. Carpet flooring. Built in wardrobe with vanity.

Bedroom 3: 2.93m (9'7") x 2.55m (8'4") Generous single/ small double bedroom. Carpet flooring. Built in wardrobe.

Bathroom: 1.09m (3'7") x 4.47m (14'8") Contemporary shower room with large shower unit, w.c. and wash hand basin. Beautifully tiled.

Hotpress:

