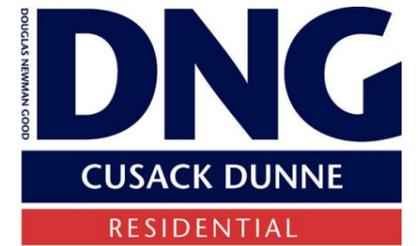
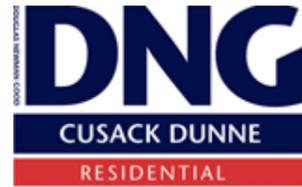


Features & Services



Outside: Paved front driveway with generous parking. Gated side entrances to a private enclosed back garden which has a private outlook and mature back drop. Large patio area and lawn.

Features & Services. Stunning 4 bedroom detached contemporary home built 2022. Premier location within walking distance of Limerick City and all amenities. Exceptional accommodation over 3 floors with every modern requirement. Private corner site with mature outlook to the rear. Turn key option with an A rated Ber. Beautiful interior, an easy palette of modern decor with a classical edge. Parking to the front. Air to water heating, underfloor. UPVC windows and doors.

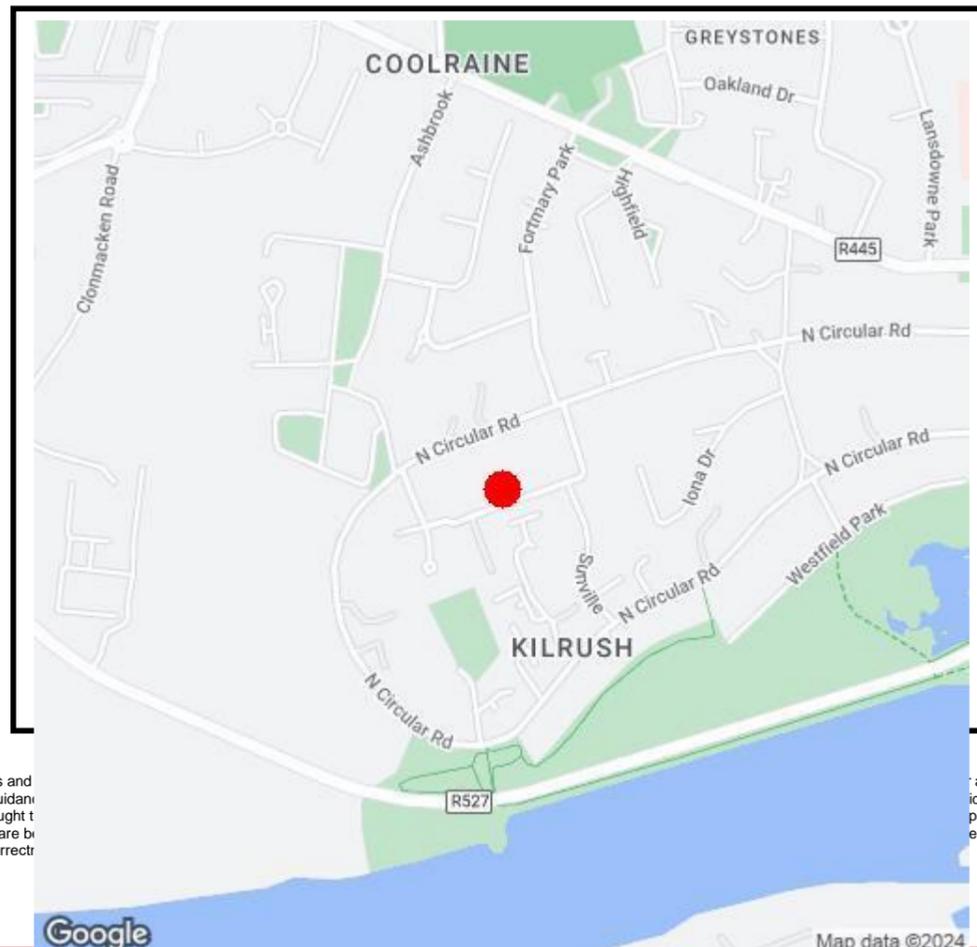
BER Rating: A2 **BER No.:** 114872500 **Energy Performance Indicator:** 42.99kWh/m2/yr

Floor Area: 194.82 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €695,000

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 individual items. opinion and other themselves by



1 Revington Gardens, North Circular Road, Limerick, V94 2D29.

Contemporary three storey detached residence, constructed in 2022 and presented with a stunning interior, a tasteful palette of refined elegance decorated with flair throughout. This home offers exceptional family accommodation including a superb open plan living/kitchen/dining room which opens out into the private back garden, this is the hub of the home and exactly what house hunters love! Set on a quiet corner site with a private back garden and mature outlook. This is a most exciting opportunity to purchase an A rated home on the North Circular Road, Limerick's premier leafy suburb. Walking distance of Limerick City, highly regarded primary & secondary schools, Limerick Lawn Tennis Club, the Jetland Centre and Riverside walks. A turn key modern home option rarely found in this superb location.

BER A2

With Branches Nationwide

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9 Lower Mallow Street, Limerick.
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E: cusackdunne@dng.ie dng.ie



Accommodation



Ground Floor

Entrance Hall: Herringbone flooring. Timber wall panelling. UPVC Door. Feature landing window. Carpet stairs. Understairs storage.

Guest w.c.: 1.16m (3'10") x 2.37m (7'9") Tiled flooring. Fitted with w.c. and wash hand basin unit. Feature tiling. Window.

Living Room: 3.7m (12'2") x 5.32m (17'5") Light filled main reception room, generously proportioned. Timber flooring. Feature electric fireplace unit. Large window.

Kitchen/Dining/Family Room: 6.62m (21'9") x 6.61m (21'8") Open plan reception space, ideal for family living and entertaining. Herringbone flooring. Feature wall panelling. Large velux window roof light allowing light to flood through. Sliding doors to back garden. Large window overlooking garden and additional side window.

Fitted contemporary two tone grey timber kitchen with wall and floor units and large breakfast counter. Feature lighting. Stainless steel extractor fan, integrated hob, double oven and stainless steel sink. Quartz counter top.

Utility: 2.76m (9'1") x 2.29m (7'6") Fully fitted utility room. Tiled flooring. Built in storage units at wall and floor level. Plumbed for washing machine & tumble dryer. Stainless steel sink. Ample storage space. Retractable laundry counters. Door to side of property.

First Floor:

Bedroom 1: 3.95m (13'0") x 4.89m (16'1") Master bedroom suite. Timber flooring. Timber wall panelling. Walk in wardrobe with storage. Ensuite.

Ensuite: 1.21m (4'0") x 2.76m (9'1") Feature tiling. Fitted with shower unit, w.c. and wash hand basin with storage unit. Mirror with lighting. Window.

Bedroom 2: 2.79m (9'2") x 5.11m (16'9") Double bedroom. Timber flooring.

Bedroom 3: 3.71m (12'2") x 3.35m (11'0") Double bedroom, timber flooring.

Bathroom: 1.77m (5'10") x 2.54m (8'4") Family bathroom, fitted with bath, w.c, wash hand basin unit. Mirror. Tiled bath & splash back. Heated towel rail.

Landing: Carpet & stairs. Panelling. Hot Press. Storage.

Second Floor:

Bedroom 4: 3.34m (10'11") x 4.85m (15'11") Large double bedroom with ensuite and wardrobe units. Velux windows, timber flooring. Bright light filled spacious room.

Ensuite: 2.4m (7'10") x 1.52m (5'0") Fully tiled. Fitted with w.c., wash hand basin unit and shower.

