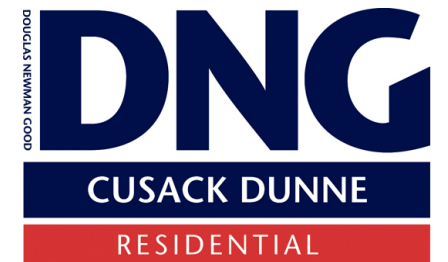


Features & Services



Outside: The property is located to the front of the estate with a leafy outlook. There is a tarmacadam driveway with a lawn area and planting. Gated side entrances to the large back garden. The back garden is mainly laid in lawn and is fully enclosed and stocked with an array of foliage. Deck area. Shed.

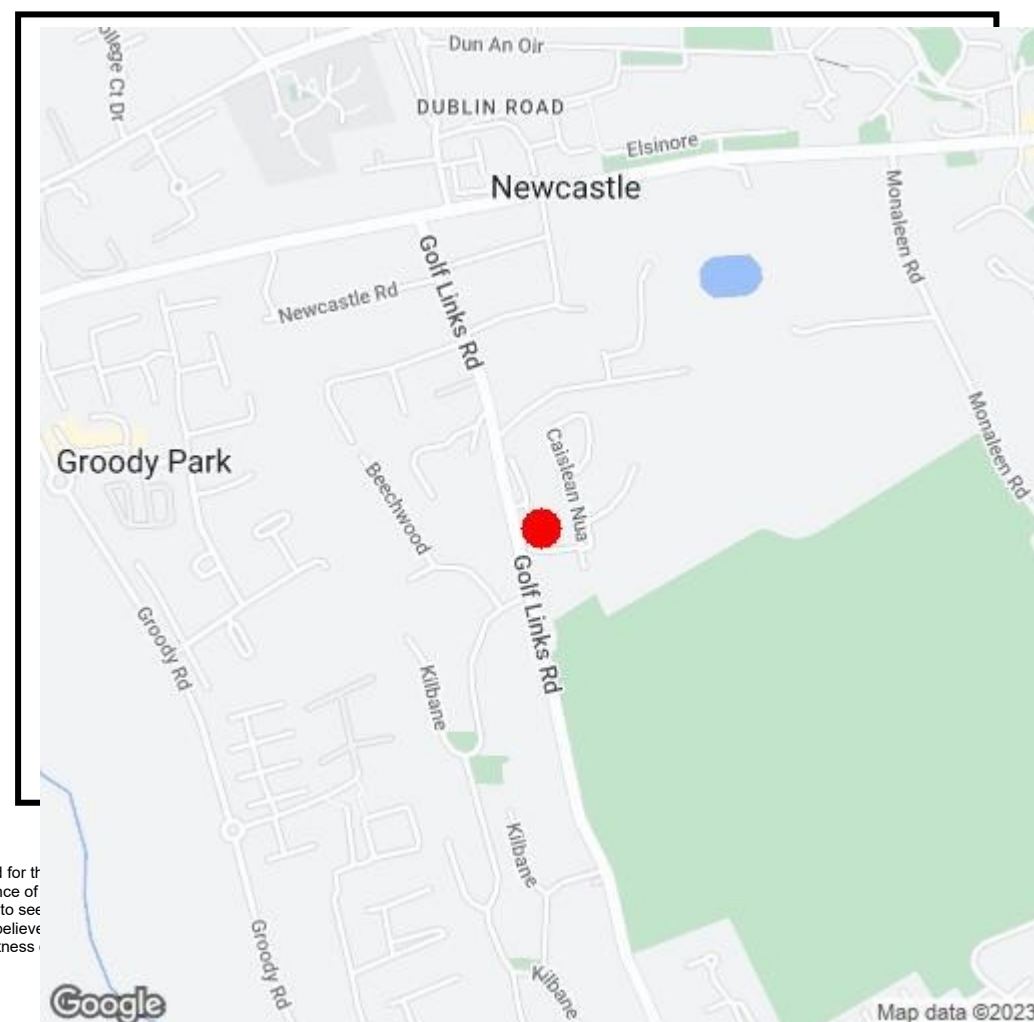
Features & Services. Impressive family residence of c. 263 sq.m., built in 2005 and with a C1 rating. Turn key interior, ready for immediate occupation. Exceptional accommodation with generous reception rooms and bedrooms. At first floor level there are 5 bedrooms with two ensuites and a family bathroom. The property is located to the front of the development with a leafy outlook. Ample car parking to front. Large enclosed back garden. Gas fired central heating. PVC double glazed windows. Alarm.

BER Rating: C1 **BER No.:** 111810743 **Energy Performance Indicator:** 158.27kWh/m2/yr

Floor Area: 263 sq.m (Approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €650,000



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

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For Sale by Private Treaty



8 Caislean Nua, Golf Links Road, Castletroy, Limerick, V94 K8PV.

DNG Cusack Dunne are delighted to be instructed with the sale of this impressive 5 bedroom detached family home set in a wonderful mature neighbourhood on the Golf Links Road. Located to the front of the estate, this imposing property offers magnificent accommodation with interconnecting reception rooms and entertaining areas at ground floor level and five superb double bedrooms at first floor level. A truly substantial family home measuring 263 sq.m. approximately, a family home in the true sense of the word! Built in 2005 and with a C1 rating, this home offers modern comfortable living throughout and is ready for immediate occupation. The location is most desirable and convenient to Limerick City but also to the University of Limerick, National Technological Park, the motorway network and local industry. Schools, both primary & secondary are close by as is a neighbourhood centre and local restaurants. A stunning home which is sure to tick all the boxes!!

BER C1

With Branches Nationwide

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9 Lower Mallow Street, Limerick.
T: 061 209000 F: 061 209200
E: cusackdunne@dng.ie dng.ie



Accommodation



Ground Floor:

Entrance Hall: 8.14m (26'8") x 2.19m (7'2") Impressive entrance hall with access to all reception areas. French doors to the living room. Ceiling coving. Cloak room closet.

Guest w.c: Fully tiled w.c., fitted with w.c., wash hand basin and heated towel rail.

Living Room: 5.67m (18'7") x 6.39m (21'0") Substantial living room, a wonderful space, ideal for entertaining. Bay window. Timber flooring. French doors from entrance hall. Attractive fireplace. Ceiling coving. French doors to dining room.

Dining Room: 3.92m (12'10") x 4.67m (15'4") Formal dining room with large french doors with glass panelling, over looking the back garden. Timber flooring.

Family Room: 5.66m (18'7") x 4.6m (15'1") Located to the front of the property with access to the kitchen via french doors. Large reception room with timber flooring, a bay window and attractive fireplace. Ceiling coving and centre rose.

Kitchen: 3.8m (12'6") x 5.2m (17'1") Cream fitted kitchen of classic design with extensive cabinetry and storage solutions. Tiled flooring. Views over the back lawn, double aspect windows. Access to the utility room.

Utility Room: 1.73m (5'8") x 2.35m (7'9") Access to the back garden. Tiled flooring. Wall and floor storage, stainless steel sink, counter top. Plumbed for washing machine.

First Floor:

Landing: Large landing area with carpet flooring and a feature double height window.

Bedroom 1: Master bedroom: 5.55m (18'3") x 5.66m (18'7") Superb master suite with ample space and a large window allow light to flood through. Extensive wall to wall built in wardrobes. Spot lighting. Ensuite.

Master Ensuite: 1.74m (5'9") x 2.31m (7'7") Fully tiled and fitted with shower, w.c. and wash hand basin. Window.

Bedroom 2: 4.77m (15'8") x 4.08m (13'5") A double bedroom with ample built in wardrobes and storage. Carpet flooring. Ensuite.

Ensuite (bedroom 2): Tiled flooring and shower area and splash backs. Shower, w.c. and wash hand basin. Window.

Bedroom 3: 4.29m (14'1") x 4.7m (15'5") Located to the right of the stairs and overlooking the back garden. Large double room. Carpet flooring, built in wardrobes.

Bedroom 4: 3.26m (10'8") x 3.93m (12'11") Double bedroom. Built in wardrobes. Carpet flooring. Located to rear of the property.

Bedroom 5: 4m (13'1") x 3.13m (10'3") Double bedroom to the front of the property. Carpet flooring. Built in wardrobes.

Bathroom: 2.67m (8'9") x 3.34m (10'11") Generously proportioned family bathroom. Tiled bath, shower, flooring and splash back areas. Fitted with bath, separate shower unit, w.c. and wash hand basin. Heated towel rail.

Hotpress:

