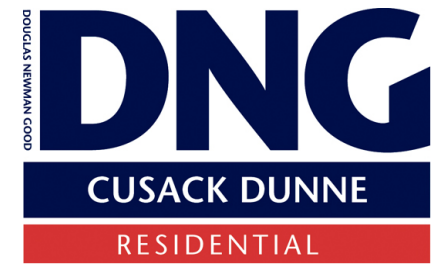


Features & Services



Outside: Gated driveway with lawn and parking area. Gated side entrance to the magnificent mature rear lawn with its southerly aspect. Elevated patio area.

Features & Services. Handsome 4 bedroom semi detached family home. Stunning south facing private rear garden. Minutes walk from Limerick City centre. Impressive accommodation throughout with attic room. Welcoming family home with interesting features. Teak double glazed windows. Gas fired central heating. Alarm.

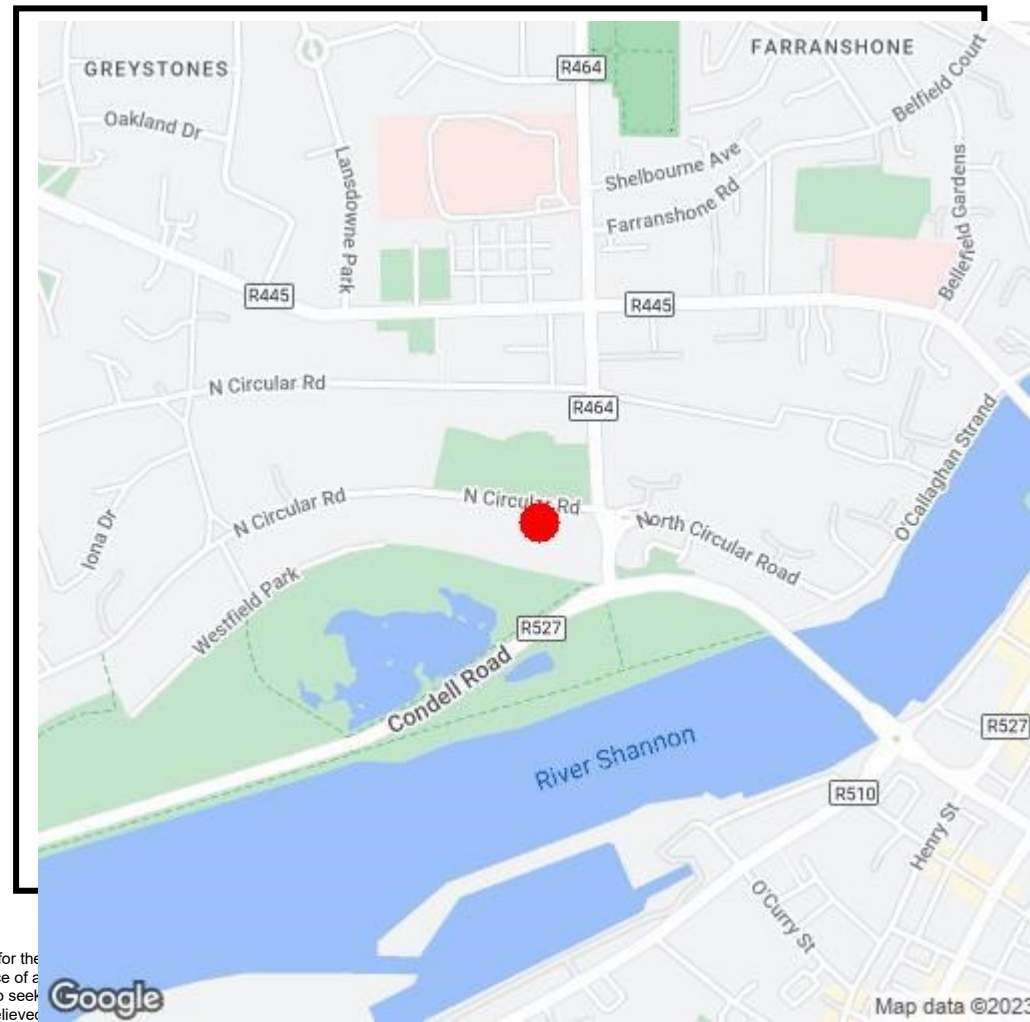
BER Rating: F BER No.: 116339136 **Energy Performance Indicator:** 412.37kWh/m2/yr

Floor Area: 142.0 sq.m (Approximately)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €450,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for the correct overall description for the guidance of Prospective purchasers / tenants ought to seek details are given in good faith, and are believed 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



8 Old Westfields, North Circular Road, Limerick, V94 NAX0.

Handsome 4 bedroom semi detached family home located on the prestigious North Circular Road, just a short stroll from Limerick City centre. This attractive property has a front driveway with garden area & parking and a magnificent elongated southerly mature rear garden with full privacy. The property has wonderful character throughout with many original features and is a warm welcoming home with excellent proportions, ideal for family living at its best. The original house was extended to the rear and to the side and has an attic room. A wonderful opportunity to acquire a substantial residence in this premier leafy neighbourhood which is extremely sought after. A convenient walk to esteemed primary & secondary schools, river side walks, parks and all that the city has to offer.



Accommodation



Ground Floor:

Entrance Hall: Welcoming well proportioned entrance hall with tiled flooring. Feature staircase. Hall window. Original front door. High ceilings.

Living Room: 3.64m (11'11") x 4.30m (14'1") Living Room Bay window with floor to ceiling glass. Fireplace with tiled inset & timber surround (electric unit). High ceilings. Coving. Original solid timber flooring.

Family Room: 3.62m (11'11") x 6.03m (19'9") Extended reception room located overlooking the back garden with a southerly aspect. Timber flooring. Large windows to garden with french doors. Ceiling rose & coving. Fireplace with tiled inset & timber surround, fitted with coal effect gas fire unit.

Kitchen: 3.75m (12'4") x 3.47m (11'5") Window to garden. Wall & floor kitchen units. Stainless steel sink. Linoleum flooring. Wall tiling. Stove with brick feature surround.

Utility & W.C.: Extension to side of property in use as a utility room, and incorporates a w.c. & shower. Door to front of property. Storage closet.

First Floor:

Bedroom 1: 3.63m (11'11") x 4.08m (13'5") Double bedroom. Carpet flooring. Built in wardrobe. Sink. Large window overlooking garden. Picture rail. Fireplace (white cast iron).

Bedroom 2: 3.16m (10'4") x 3.26m (10'8") Double bedroom. Carpet flooring. Built in wardrobe. Large window. Picture rails.

Bedroom 3: 3.48m (11'5") x 2.39m (7'10") Single bedroom. Carpet flooring. Overlooking back garden. Picture rails.

Bedroom 4: 3.5m (11'6") x 1.55m (5'1") Single room. Carpet Flooring. Window overlooking front of property. Storage.

Bathroom: 1.48m (4'10") x 1.86m (6'1") Fitted with bath and wash hand basin. Window.

W.C.: 0.79m (2'7") x 1.14m (3'9") Tiled flooring. Tiling & wallpaper to walls. Window. Fitted with w.c.

Attic Storage: 3.6m (11'10") x 3.56m (11'8") Stairs to attic. Velux window. Carpet flooring. Closet & storage into eaves. Currently in use as a bedroom.

