

Features & Services



Outside: Front - Cobble lock driveway. Parking. Back - Patio area. Lawn area. Beautiful views over countryside.

Features & Services: Electric central under floor heating. Mid terrace. Pvc double glazed windows. Mains water and sewage. Turnkey condition throughout. This property would be an ideal home for first time buyers or investors This is a very well laid out 4 bedroom home of which 2 of the bedrooms are ensuite! Double driveway to the front. 17 Mins Drive to University of Limerick. 15 Mins Drive to Limerick City.

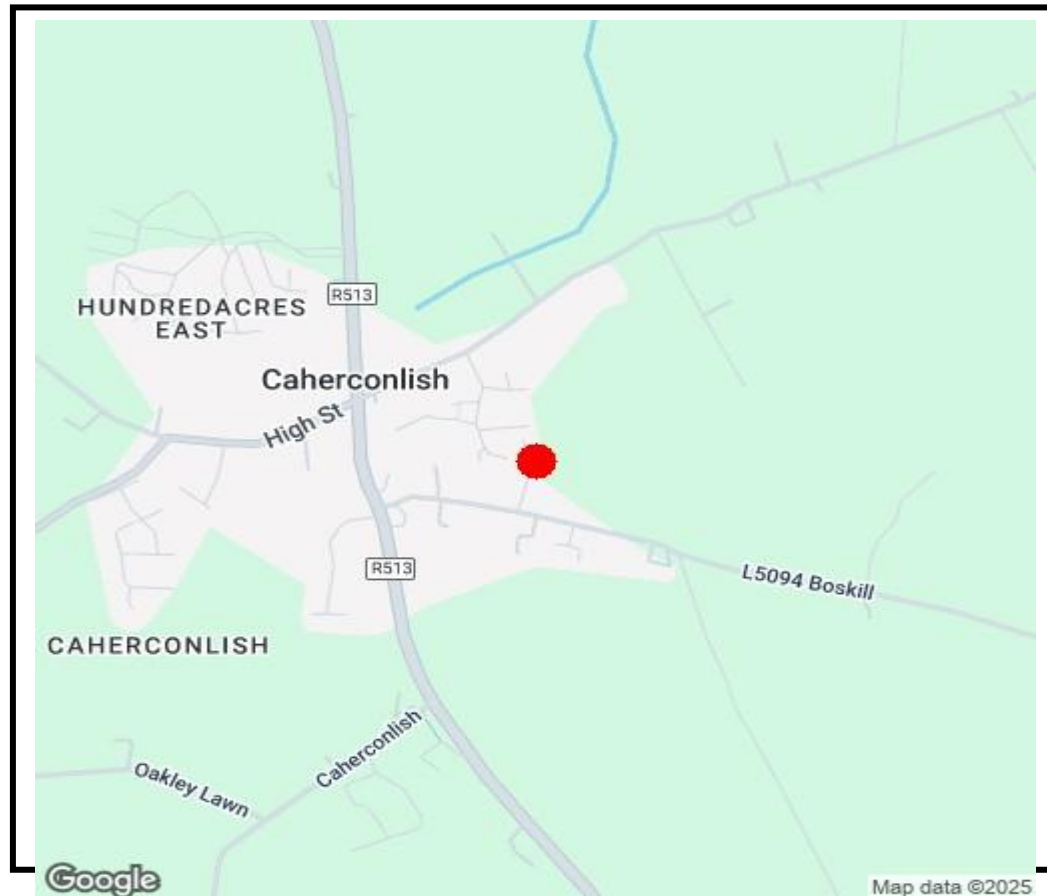
BER Rating: C1 **BER No.:** 114870355 **Energy Performance Indicator:** 159.85kWh/m2/yr

Floor Area: 129.47 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €280,000

Negotiator: Gillian Dunne, Residential Director 061 209000



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For Sale by Private Treaty



59 Cois Rioga, Caherconlish, Co. Limerick, V94 FY5N.

Contemporary four bedroom town house laid out over three floors and tastefully decorated throughout. The property offers exceptional accommodation with large reception spaces and 4 double sized bedrooms, 3 bathrooms and w.c. and utility. Viewers will be impressed with the lovely countryside views to the rear and the off street parking. Set in a modern, sought after development in Caherconlish Village and within walking distance of all local amenities. Caherconlish Village offers local services and amenities including shops, pubs, credit union, post office, Primary School, Millennium Centre and Church. Ideal commuter property within 15 minute commute of Limerick City suburbs, also just off the N24 (Limerick to Waterford Route) and within easy access of the M7 Motorway.

BER C1

Accommodation



Ground Floor:

Entrance Hall: Solid oak timber flooring. High ceilings.

Kitchen/Living/Dining: 7.93m (26'0") x 3.95m (13'0") Open plan reception room running the length of the house. Double aspect windows. Solid oak timber flooring. High ceilings. Solid fuel stove. Fully fitted kitchen. Cream floor and wall units. Tiled splashback. Breakfast counter with storage. Stainless steel sink. Gas hob and electric oven. Chrome cooker hood. Integrated fridge freezer and dish washer.

Storage room: Understairs storage.

Utility: 2.61m (8'7") x 1.74m (5'9") Solid oak timber flooring. Wall and floor cream built in units. Stainless steel sink. Counter top. Plumbed for washing machine.

Guest w.c.: 1.37m (4'6") x 1.72m (5'8") Tiled flooring. Fitted with w.c. and wash hand basin. Tiled splashback.

First Floor:

Landing: 1m (3'3") x 0m (0") Carpet stairs and landing.

Bedroom 1/Living room: 4.94m (16'2") x 3.94m (12'11") Carpet flooring. Two windows.

Bedroom 2: 2.95m (9'8") x 3.89m (12'9") Double bedroom. Solid oak timber flooring. Lovely views over countryside.

Bathroom: 3.18m (10'5") x 1.73m (5'8") Large family bathroom. Tiled floor. Bath. Separate shower, w.c. and wash hand basin. Tiled bath and basin area. Mirror and lighting.

Hotpress: Storage.

Second Floor:

Bedroom 3: 4.95m (16'3") x 3.59m (11'9") Very spacious double bedroom. Carpet flooring. Ensuite.

Ensuite: Tiled shower and flooring. Fitted with w.c. and wash hand basin, Electric shower.

Bedroom 4: 2.96m (9'9") x 3.27m (10'9") Double bedroom. Carpet flooring.

Ensuite: 0.87m (2'10") x 2.57m (8'5") Fitted with shower, w.c. and wash hand basin.

