

Features & Services



Outside: Externally, the property enjoys a quiet cul-de-sac position with a double tarmac driveway to the front and gated side access. The rear garden is a standout feature—private and not overlooked, with mature planting, a patio area, and a garden shed, creating an ideal outdoor space for relaxation and entertaining.

Features & Services. The property is presented in excellent condition throughout. Gas fired central heating. Alarm system. Integrated kitchen appliances. PVC double glazed windows. Offers a wonderful opportunity to acquire a home of comfort and character. Prime residential setting.

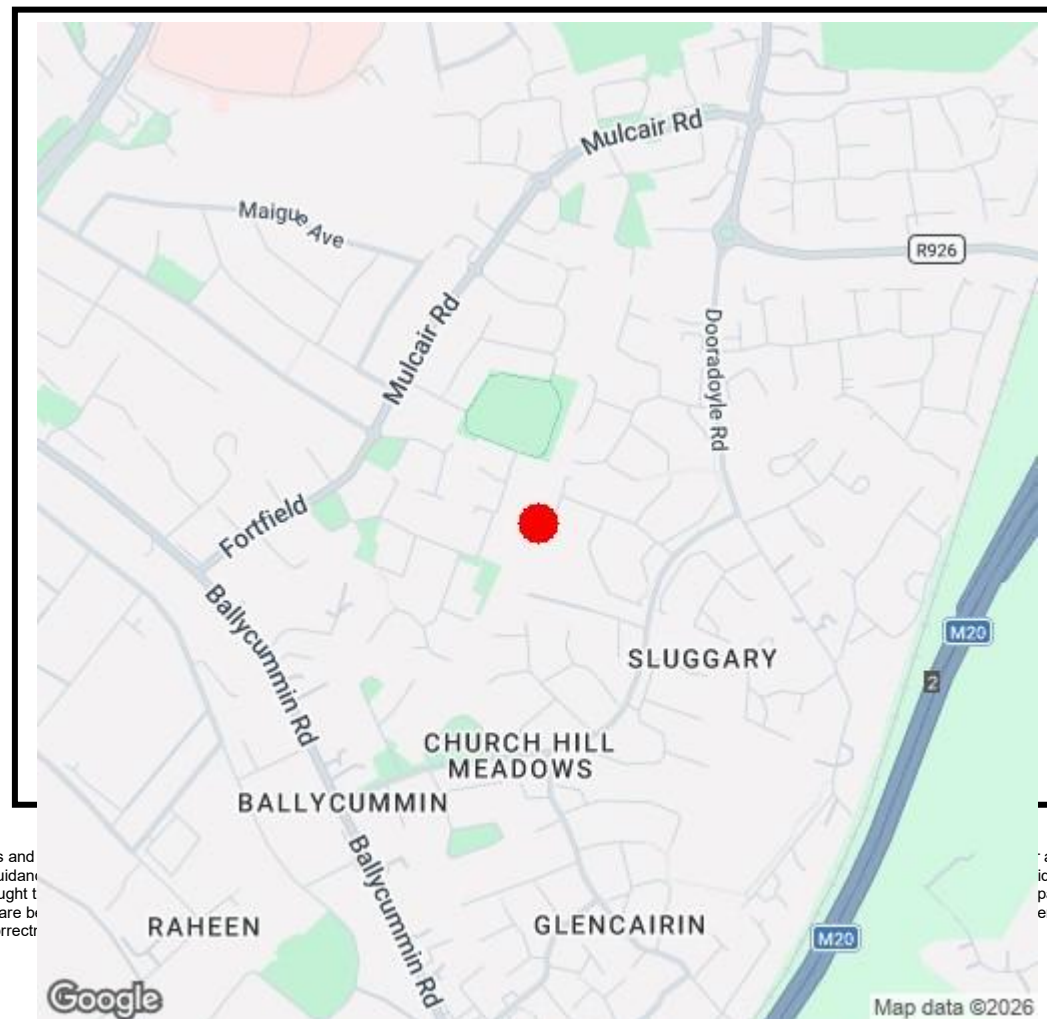
BER Rating: C3 **BER No.:** 112652466 **Energy Performance Indicator:** 212.28kWh/m2/yr

Floor Area: 104.04 sq. m (Approximately)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €365,000

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

For Sale by Private Treaty



67 The Forts, Dooradoyle Road, Limerick, V94 XA4P.

Tucked away in a peaceful cul-de-sac within the highly regarded suburb of Dooradoyle, this charming three-bedroom residence offers an appealing blend of comfort, space, and privacy. Set behind double tarmac driveway with gated side access, the property immediately conveys a sense of quiet retreat, further enhanced by its beautifully private, mature rear garden.

BER C3

With Branches Nationwide

dng.ie

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



Accommodation



Ground Floor:

Entrance Hall: Welcoming entrance hall with carpet flooring.

Guest W.C: W.C., and wash hand basin.

Living Room: 3.57m (11'9") x 5.66m (18'7") Bright and elegant reception room. Carpet flooring. Large bay window. Ceiling coving, centre rose. Open fireplace with timber surround and cast iron insert. Door leads to the dining room.

Dining Room: 2.87m (9'5") x 3.47m (11'5") Tiled flooring. Doors opening onto the rear garden. Ideal for both entertaining and everyday dining.

Kitchen: 4.01m (13'2") x 3.16m (10'4") Fitted with wall and floor units. Tiled flooring. Integrated fridge, hob and double oven. Plumbed for washing machine and dishwasher. Direct access to the rear garden.

First Floor:

Bedroom 1: 3.16m (10'4") x 4.26m (14'0") Spacious main bedroom with polished timber flooring, Built in wardrobes and vanity area. Large window providing excellent natural light. Ensuite.

Ensuite: 1.8m (5'11") x 1.31m (4'4") W.C., and wash hand basin. Shower unit and tiled shower area. Tiled flooring.

Bedroom 2: 2.98m (9'9") x 4.73m (15'6") Generous double bedroom with polished timber flooring. 3 x Wardrobes and vanity unit. Large window overlooking the rear garden.

Bedroom 3: 2.19m (7'2") x 3.1m (10'2") Well proportioned single bedroom. Polished timber flooring. Built in wardrobe.

Bathroom: 2.09m (6'10") x 1.98m (6'6") Fully tiled bathroom. Bath, W.C., and wash hand basin, Mirror with overhead lighting.

Hot Press: Shelved for storage.

