

## Features & Services



**Outside:** Private driveway with ample car parking. Mature greenery to front. Enclosed secluded back gardens, hedge lined and south facing. Paved patio area. Leafy private outlook and stocked with apple, plum and pear trees, red berries & black berries bushes.

**Features & Services:** Architrave and oak doors. Central vacuum system. Alarm. South facing garden. Fully private patio and lawn. Gas fired central heating. Constructed in 2004. Insulated attic and storage areas. Modernised bathrooms. Solid Fuel stove.

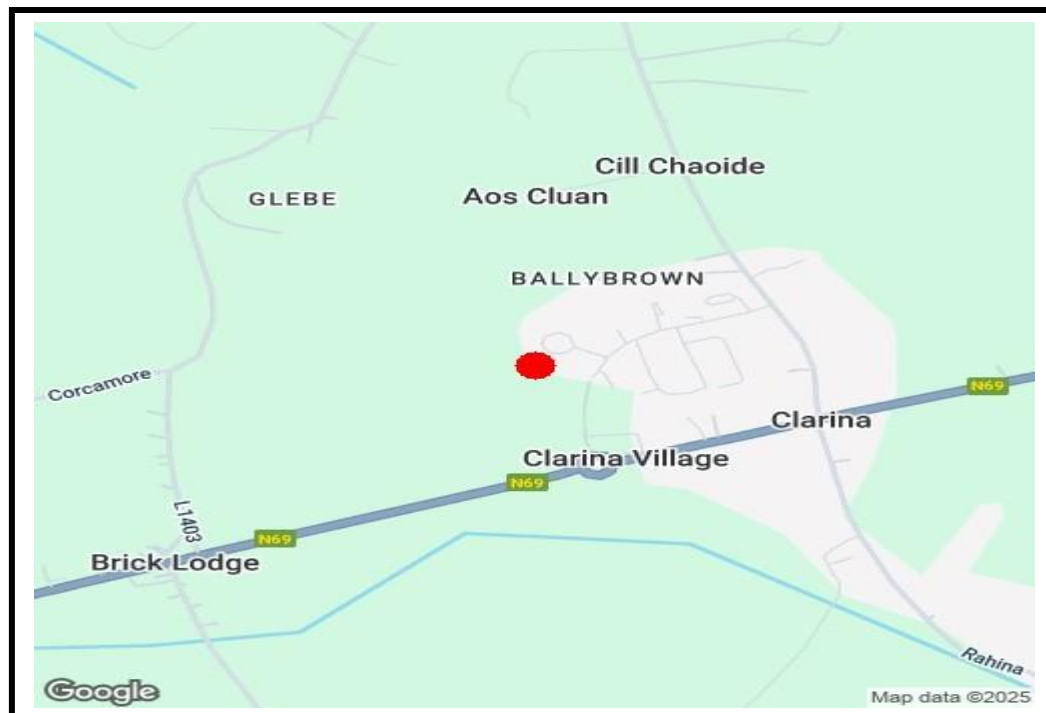
**Location:** Clarina Village is minutes' walk and offers neighbourhood amenities including Shops, Service Station & Restaurants, Pharmacy & Medical Centre, Clarina Community Centre, National School and close by are Ballybrown GAA club and Clarina Equestrian Centre, Clarina is minutes' drive from Limerick City and convenient to Raheen & Mungret which offer Raheen Industrial Estate, UHL, the Crescent Shopping Centre and Mungret Park. Easy access to the M7 Motorway, the gateway to Shannon International airport and the West and East of Ireland.

**BER Rating:** C1 **BER No.:** 118605393 **Energy Performance Indicator:** 163.07 kWh/m<sup>2</sup>/yr

**Floor Area:** 246 sq.m (Approximately).

**Viewing:** By appointment with DNG Cusack Dunne

**Asking Price:** €650,000



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## For Sale by Private Treaty



### 6 Cill Na Cailli, Clarina Village, Clarina, Co. Limerick, V94 HHX8.

An exciting opportunity to acquire a superb six bedroom detached property constructed in 2004 with a C1 energy rating. A substantial residence measuring 246 sq.m. / 2650 sq.ft. approximately offering a well balanced home with generous reception rooms and large bedrooms with a wonderful design laid out over three floors. A true family home in every sense of the word, decorated in a contemporary style with calm clean lines throughout and a sense of space and light with south facing kitchen / dining / living room areas. The property is in excellent condition throughout and is a true find in today's market where properties of this nature are rare. The property has a private driveway with ample car parking and a private sunny south facing garden to the rear with patio area, beautiful greenery and established fruit trees. Set in a tranquil exclusive development of only 15 detached private residences in a country setting yet within easy reach of all amenities. Viewing is highly recommended to appreciate this fine home.

**BER C1**

## Accommodation



### Ground Floor:

**Entrance Hall:** Timber door with glass panel to side. Porcelain flooring tiling. Timber stairs with carpet flooring. Cloak room storage. Radiator cover. Recessed lighting.  
**Guest w.c:** Fully tiled. Fitted with w.c. and wash hand basin. Heated towel rail.  
**Living Room:** 4.99m (16'4") x 5.31m (17'5") Large reception room. Timber flooring. Granite fireplace with insert and hearth. Two windows. 2.67 m Ceiling Height.  
**Family Room:** 3.25m (10'8") x 6.55m (21'6") Window to front, french doors to rear. Open plan arch to kitchen/dining room. Timber fireplace with insert and hearth. Solid fuel stove. High ceilings.  
**Dining Room:** 2.88m (9'5") x 3.48m (11'5") Timber flooring. Recessed lighting. Radiator cover. French doors to garden.  
**Kitchen:** 4.45m (14'7") x 3.88m (12'9") Large kitchen with breakfast island. Black floor tiling and black granite counter top. White timber kitchen units at wall and floor level with clever storage solutions. Fridge. Double sink. Double oven and microwave. Gas hob. Chrome extractor fan. Recessed lighting.  
**Utility:** 1.9m (6'3") x 1.81m (5'11") Tiled flooring. Ample storage units. Plumbed for washing machine and tumble dryer. Door to side of house.

### First Floor:

**Bedroom 1:** 4.15m (13'7") x 3.26m (10'8") Double bedroom. Walk in wardrobe. Ensuite. 2 x Windows to front. Built in wardrobe, shelves and drawers. Timber flooring. Walk in wardrobe: (2.29 x 1.35) Shelving, drawers and hangers.  
**Ensuite Bedroom 1:** Ensuite: (2.26 x 1.85) Fully tiled. Electric shower. w.c., and wash hand basin. Heated towel rail. Mirror and light. Built in unit.  
**Bedroom 2:** 3.16m (10'4") x 4.55m (14'11") Double bedroom. Timber flooring. 2 x windows. Wall to wall built in wardrobes. Ensuite.  
**Ensuite:** 1.05m (3'5") x 2.86m (9'5") Fully tiled. Fitted with w.c. and wash hand basin. Mirror with light. Shelving. Heated towel rail.  
**Bathroom:** Large family bathroom. Fitted with bath and shower. w.c. and wash hand basin. Storage cabinet. Heated towel rail.  
**Bedroom 3:** 3.25m (10'8") x 3.7m (12'2") Double bedroom. Window overlooking back garden. 2 x double built in wardrobes.  
**Bedroom 4:** 3.24m (10'8") x 3.68m (12'1") Double bedroom. Timber flooring. 2 x Double built in wardrobe.

**Second Floor:** Large landing area with reading nook. Velux window. Carpet flooring.

**Bedroom 5:** 4.44m (14'7") x 3.09m (10'2") Double bedroom. Timber flooring. Wall to wall built in wardrobes. Front window and velux windows.  
**Bedroom 6 / Office:** 3.97m (13'0") x 3.38m (11'1") Double bedroom. Marmoleum flooring. Front window and velux window. Built in shelving. Lovely outlook.  
**Closet:** 2.41m (7'11") x 1.44m (4'9") Large storage room. Ample storage and extensive shelving.  
**Bathroom:** 2.43m (8'0") x 2.6m (8'6") Luxurious bathroom with Jacuzzi, bath, w.c. and wash hand basin. Heated towel rail. Mirror unit. Velux windows. Recessed shelf.

