

Features & Services



Outside: Green areas to front and side. Large driveway with parking for up to three vehicles. Fully paved private rear garden. Gated side entrance.

Features & Services: Gas fired central heating. PVC double glazed windows. Ready for immediate Quiet cul-de-sac setting. Three ensuite bedrooms. Upgraded bathrooms throughout. Contemporary navy fitted kitchen. Alarm system. Attic access via Stira folding stairs. Hot press with shelving and immersion. Excellent decorative condition throughout.

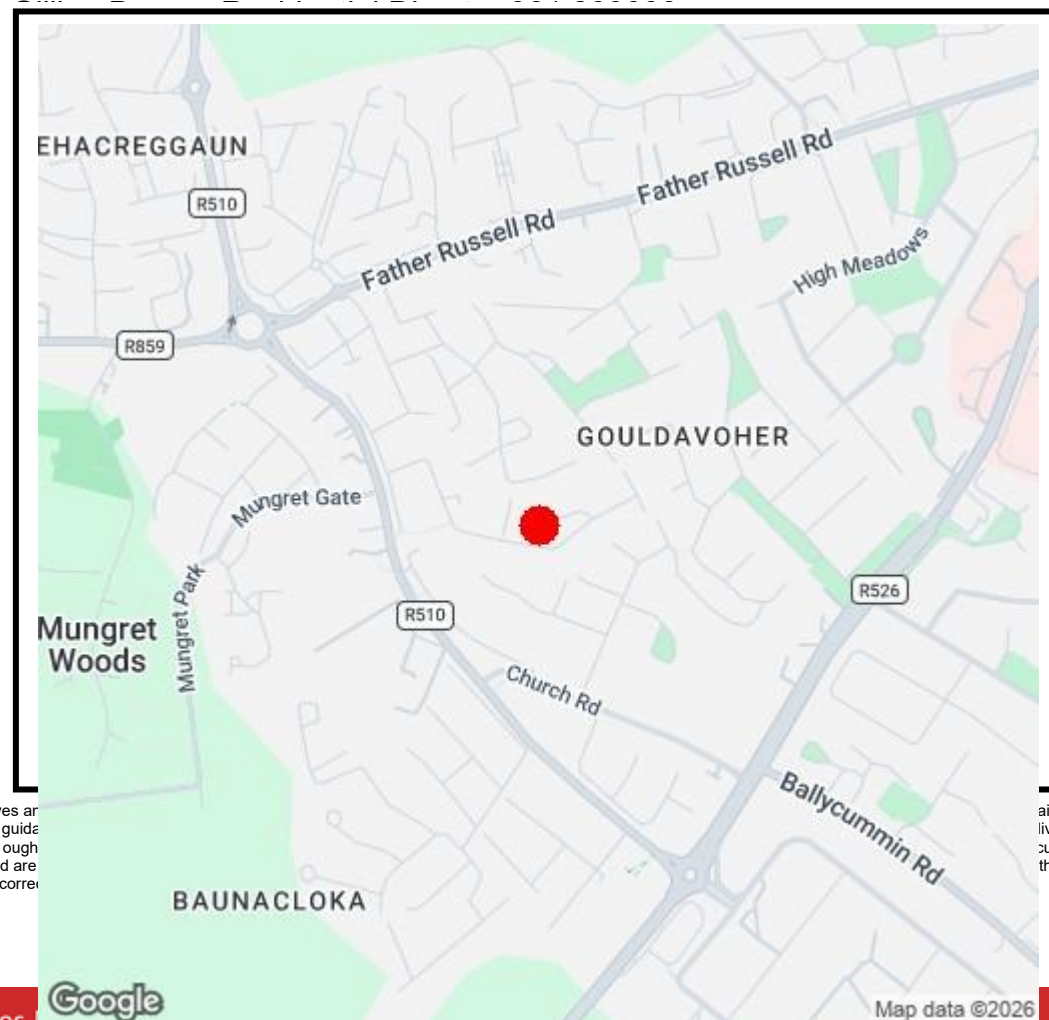
Location: Situated in one of Limerick's most sought-after residential locations, Oakfield enjoys immediate proximity to excellent schools, University Hospital Limerick, Raheen Business Park, Crescent Shopping Centre, Mungret Recreation Park, and a wide range of local amenities together with easy access to the motorway network.

BER Rating: C2 **BER No.:**116873530 **Energy Performance Indicator:** 194.44kWh/m2/yr

Floor Area: 137.09 sq. m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €425,000



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For Sale by Private Treaty



71 Oakfield, Father Russell Road, County Limerick, V94 XWC8.

No. 71 Oakfield is a superb four bedroom semi detached residence ideally positioned in a quiet cul-de-sac setting to the rear of this highly regarded development in Raheen. Overlooking green areas to both the front and side, the property enjoys an excellent sense of privacy together with generous off street parking and a fully paved low maintenance rear garden. Presented in excellent decorative condition throughout, the property has been extensively upgraded and modernised by its current owners with tasteful contemporary finishes and is ready for immediate occupation.

BER C2

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



Accommodation



Ground Floor:

Entrance Hall: Updated entrance door (appears to be composite style – to be confirmed). Timber flooring, Carpeted stairs. Radiator cover. Alarm system. Upgraded sockets and light fittings.

Living Room: 3.88m (12'9") x 4.57m (15'0") Spacious main reception room. Timber flooring. Feature vertical radiator. Timber fireplace with gas insert. Feature wallpaper wall. Modern light fitting. Large front facing window. French doors opening to the kitchen/dining room.

Kitchen / Dining Room: 3.15m (10'4") x 5.97m (19'7") Bright open plan space. Porcelain style floor tiling. Cream wall tiling. Radiator cover. Feature wallpaper wall. French doors opening to the rear garden. Contemporary navy fitted kitchen with wall and floor units, rose gold handle fittings. Integrated oven, gas hob. Stainless steel sink unit. Tiled splash back. Integrated appliances.

Utility Room & Guest W.C.: 3.42m (11'3") x 2.58m (8'6") Large utility area with continuation of floor tiling. Additional storage units. Plumbed for washing machine and dryer. Space for fridge appliance. Rear door and window access.

Guest toilet, fitted with W.C, and wash hand basin. Tiled splash back. Fitted mirror. Window. Matching floor tiling.

Family Room: 2.59m (8'6") x 4.66m (15'3") Versatile second reception room overlooking the driveway. Laminate timber flooring. Attractive light fitting. Suitable for a variety of uses including family room, playroom, home office, or second sitting room.

First Floor:

Bedroom 1: 3.33m (10'11") x 3.4m (11'2") Spacious main bedroom positioned to the front. New carpet flooring. Feature wallpaper wall. Horizontal blinds. Built in wardrobes. Ensuite.

Ensuite: Shower unit. W.C, and wash hand basin. Tiled flooring. Tiled splash back. Mirror with overhead light.

Bedroom 2: 2.86m (9'5") x 3.7m (12'2") Double bedroom overlooking the rear garden. New carpet flooring. Feature wallpaper wall. Built in wardrobes. Large window.

Ensuite: Shower unit. W.C, and wash hand basin. Tiled flooring. Tiled splash back. Mirror and light fitting.

Bedroom 3: 2.59m (8'6") x 5.05m (16'7") Large double bedroom. Carpet flooring. Feature wallpaper wall. Built in wardrobes. Dormer style window overlooking the front. Ensuite.

Ensuite: Shower unit. W.C, and wash hand basin. Tiled flooring. Tiled shower area. Dormer window.

Bedroom 4: 2.58m (8'6") x 2.36m (7'9") Single bedroom to the front. New carpet flooring. Fitted storage wardrobe.

Bathroom: 1.81m (5'11") x 2.19m (7'2") Modernised bathroom suite. Rain shower unit. Contemporary black framed shower enclosure. Heated towel rail. W.C, and upgraded wash hand basin with storage unit beneath. Tiled splash back. Illuminated mirror.

