

Features & Services



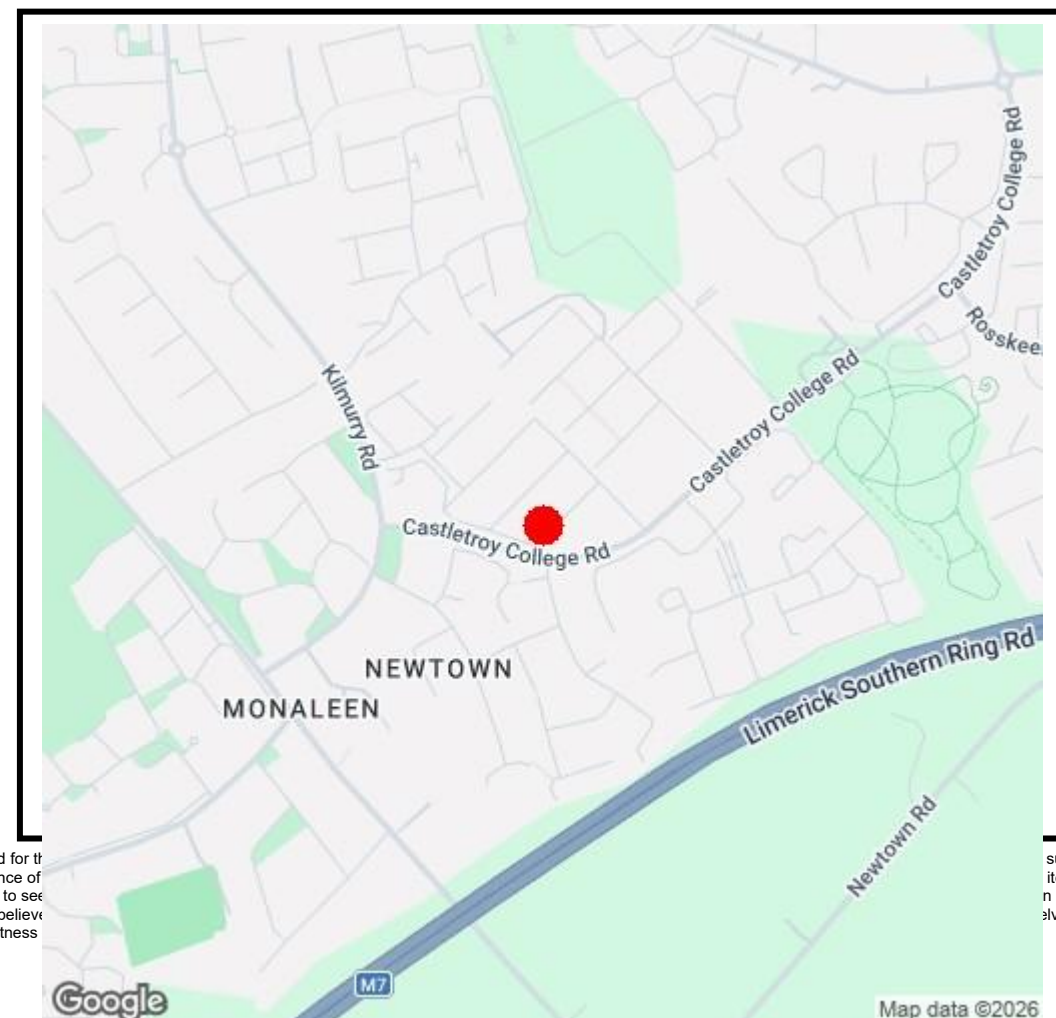
Outside: To the front, the property benefits from a double width driveway providing ample off-street parking, together with a lawn area and an attractive open outlook over a green space. The enclosed rear garden has been thoughtfully landscaped and includes paved patio area, lawn, raised sleeper-style planting beds, stepping-stone pathway and large garden shed. Timber fencing and wall boundaries. Outdoor water tap and electrical sockets positioned on either side of the driveway.

Features & Services. Approx. 104 sq.m. / 1,120 sq.ft. A2 BER Rating. Overlooking attractive green area. Double width driveway. Air to water heat pump heating system. Contemporary shaker style kitchen with quartz work tops. Integrated kitchen appliances. Pocket doors to living room. Three bedrooms with principle bedroom with ensuite. High ceilings throughout. Recessed lighting. Landscaped rear garden. Outdoor power points and water tap. Turnkey condition in an excellent Castletroy location.

BER Rating: A2 **BER No.:** 116203902 **Energy Performance Indicator:** 41.59kWh/m2/yr

Floor Area: 106.42 sq. m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

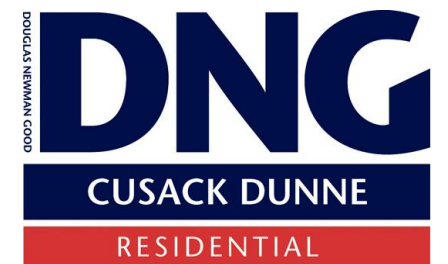


DNG Cusack Dunne for themselves and for the correct overall description for the guidance of Prospective purchasers / tenants ought to see details are given in good faith, and are believed inspection or otherwise as to the correctness

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For Sale by Private Treaty



89 Newtown Manor, Castletroy, Limerick, V94 58P4.

Positioned within the highly regarded Newtown Manor development in Castletroy, No. 89 is an exceptional three bedroom family home presented in turnkey condition throughout. Overlooking an attractive green area to the front, this beautifully maintained property combines contemporary design, high quality finishes and impressive energy efficiency, making it an ideal home for first-time buyers, professionals and families alike. Constructed circa 2020 and extending to approximately 104 sq.m. (1,120 sq.ft.) (subject to verification), the property offers bright, spacious accommodation finished to a superb standard, together with a landscaped rear garden and generous off street parking.

BER A2

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Accommodation



Ground Floor:

Entrance Hall: A contemporary composite front door with glazed side panel and inset glass detail opens into a bright and welcoming entrance hall. Large grey slate effect floor tiles create an immediate sense of quality, while a stylish runner carpet enhances the staircase. Modern internal doors, high ceilings and a neutral colour palette continue the contemporary theme throughout the home.

A useful under stairs storage area incorporates shelving and plumbing for a washing machine.

Guest W.C: The guest W.C has been beautifully finished with contemporary tiling, modern sanitary ware and chrome fittings. Two recessed mirrors with integrated spotlighting create a luxurious finish, complemented by a stylish wash hand basin and WC with push flush system.

Living Room: 4.81m (15'9") x 4.29m (14'1") Accessed through stylish pocket doors, the living room is a bright and inviting reception room overlooking the green area to the front. Timber flooring, recessed lighting and high ceilings create a contemporary atmosphere, while an electric feature fireplace provides an attractive focal point. Integrated television provision further enhances the functionality of the space.

Kitchen / Dining Room: Kitchen Area: 2.43 m x 2.45 m - Dining Area: 4.94 m x 3.89 m

The impressive open plan kitchen and dining area forms the heart of the home and is flooded with natural light. Finished with grey slate effect tiled flooring, recessed lighting and high ceilings, the room offers a wonderful sense of space and style. The shaker style kitchen is finished in elegant grey cabinetry and provides an excellent range of storage including additional wraparound units. Quartz work tops and matching splash back detailing provide a premium finish. Integrated appliances include: Electric hob, integrated oven, microwave and dishwasher. A recessed sink with chrome mixer tap completes the kitchen specification. A large window overlooks the beautifully landscaped rear garden.

First Floor: The first floor continues the homes modern aesthetic with neutral decor, quality carpets and excellent natural light throughout.

Bedroom 1: 3.35m (11'0") x 3.86m (12'8") Positioned to the front of the property, the principal bedroom enjoys attractive views across the green area. The room features carpet flooring, built in slide robes and a bright, spacious layout enhanced by high ceilings and a large window. Ensuite.

Ensuite: 2.64m (8'8") x 1.19m (3'11") The ensuite is beautifully finished with contemporary beige and grey tiling. Features include: large shower enclosure with chrome fittings, modern wash hand basin, W.C., heated towel rail, recessed mirror with integrated lighting, recessed ceiling lighting and window for natural ventilation.

Bedroom 2: 2.78m (9'1") x 4.04m (13'3") A spacious double bedroom with carpet flooring, built in slide robes and a large window providing excellent natural light. Tastefully decorated throughout, the room benefits from fitted roller blinds.

Bedroom 3: 2.73m (8'11") x 2.78m (9'1") A well proportioned third bedroom with carpet flooring and neutral decor, suitable for use as a bedroom, nursery, study or home office.

Bathroom: 2.2m (7'3") x 2.24m (7'4") The bathroom is finished to an excellent standard with contemporary tiling and quality sanitary ware. The suite comprises of a bath, w.c., and wash hand basin, heated towel rail, and a feature recessed mirror with integrated lighting.

Hot Press: A generous hot press provides practical household storage.

