

Features & Services



Outside: Generous parking to the front. Gated side entrance. Enclosed back garden with patio. Private outlook.

Features & Services: Gas fired central heating. Newly fitted gas boiler 2025.

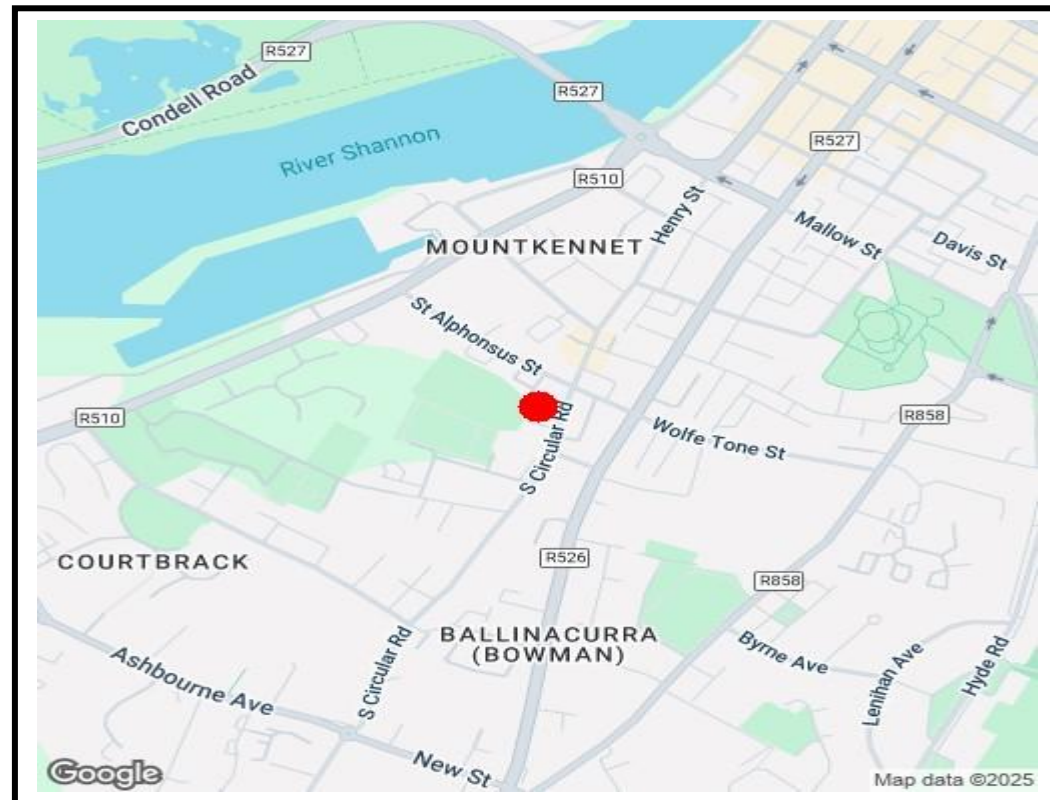
BER Rating: D2 **BER No.:** 118323112 **Energy Performance Indicator:** 268.24kWh/m2/yr

Floor Area: 88.58 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €280,000

Negotiator: Gillian Dunne, Residential Director 061 209000



For Sale by Private Treaty



8 Henry Street Mews, Saint Alphonsus Street, Limerick, V94 V2KH.

Set on a corner site in a small enclave of homes with parking to the front and private garden to rear. An attractive semi detached house with easy access to all the city has to offer. The property features excellent accommodation throughout and is bright and airy and comes to the market ready for immediate occupation and in good decorative condition. There is a newly fitted gas boiler and the property is freshly presented. Viewers will be impressed with the spacious interior, interconnecting reception rooms and three double bedrooms. Viewing is highly recommended to appreciate this home which is sure to impress.

BER D2

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Accommodation

Ground Floor:

Entrance Hall: Spacious entrance hall with timber door and window to side. Tiled flooring.

Living Room: 4.9m (16'1") x 3.78m (12'5") Large living area with bay window. French doors to kitchen/dining room. Timber flooring. Timber fireplace.

Kitchen/Dining: 5.79m (19'0") x 2.87m (9'5") Bright and airy kitchen/dining room with sliding patio door to the private garden. Wall and floor kitchen units.

Guest w.c: Tiled flooring. Fitted with w.c. and wash hand basin.

First Floor:

Bedroom 1: 3.7m (12'2") x 2.81m (9'3") Double bedroom. Bay window. Built in wardrobes. Laminate flooring. Ensuite.

Ensuite: 2.38m (7'10") x 0.82m (2'8") Triton shower. w.c., and wash hand basin. Tiled floor and shower area.

Bedroom 2: 2.89m (9'6") x 3.06m (10'0") Double bedroom. Built in wardrobes and vanity units. Laminate flooring.

Bedroom 3: 2.54m (8'4") x 2.89m (9'6") Single bedroom. Built in wardrobes. Laminate flooring.

Bathroom: 1.76m (5'9") x 1.9m (6'3") Fitted with bath, w.c and wash hand basin. Tiled flooring and bath area.

