

Features & Services



Outside: The property has pedestrian access to the front and a lawn area. The back yard has a gated parking area. The yard is fully enclosed with walls and double gates. Storage shed. Low maintenance yard.

Features & Services: Oil fired central heating. Pvc double glazed windows. Constructed in the 1960's.

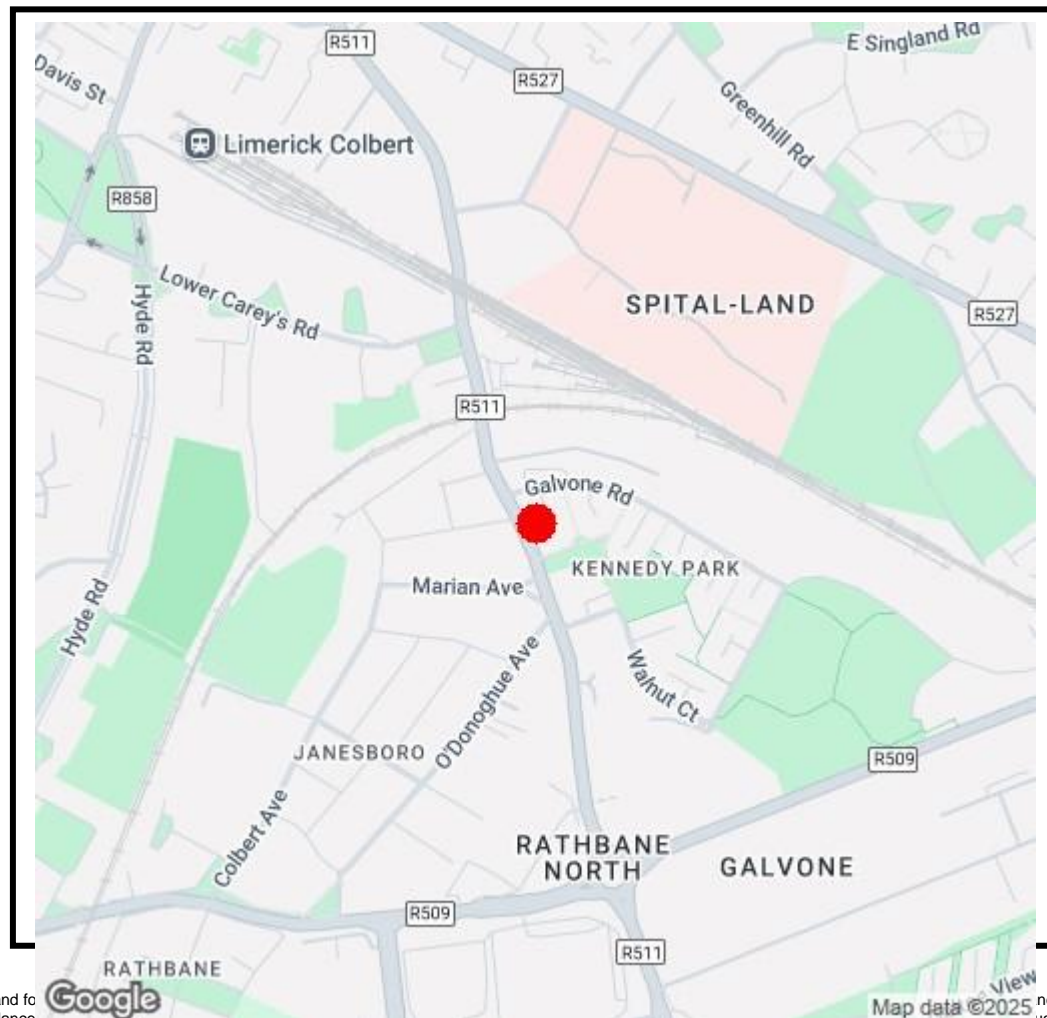
BER Rating: D2 **BER No.:** 118342203 **Energy Performance Indicator:** 277.04kWh/m2/yr

Floor Area: 96.89 - 0 sqm (1043 - 0 sqft)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €199,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for the purposes of providing a correct overall description for the guidance of prospective purchasers / tenants ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser / tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. DNG Cusack Dunne are licensed to use the name "DNG" as franchisees of DNG Limited. Licence number 002730

For Sale by Private Treaty



8 Linden Court, Kennedy Park, Limerick, V94 N9XP.

Mid terraced two storey property with single storey extension to the rear. Front garden and gated rear yard with parking. The property is located a short walk from Limerick City and is convenient to local schools and neighbourhood centres. Positioned to the front of Linden Court, there is a lawn area to the front and an outlook over the main road. The property is surprisingly spacious with 2/3 bedrooms & 2 bathrooms, a sizeable living room and kitchen area. A superb house for first time buyers and right sizers. An attractive price point is sure to interest discerning house hunters and viewing is highly recommended.

BER D2

Accommodation

Ground Floor:

Entrance Hall: Tiled flooring. Pvc door.

Living room: 3.22m (10'7") x 5.76m (18'11") Large spacious reception room. Timber effect linoleum flooring. Windows to front and back. Open fireplace with back boiler. Dado rail.

Kitchen: 5.38m (17'8") x 1.79m (5'10") Tiled flooring. Wall and floor units. Tiled splashback. Electric oven and hob. Plumbed for washing machine. Stainless sink. Door to back garden.

Dining Room / Bedroom 3: 2.82m (9'3") x 4.26m (14'0") Single storey extension to the rear of the property. Was constructed as a third bedroom with ensuite wet room. Currently in use as a dining room. Various options for use. Laminate flooring. French doors to garden.

Bathroom/shower wet room: 2.81m (9'3") x 1.95m (6'5") Fully tiled. Fitted with w.c., wash hand basin & shower.

First Floor:

Bedroom 1: 3.3m (10'10") x 3.09m (10'2") Double bedroom. Laminate flooring. Built in wardrobe.

Bedroom 2: 5.25m (17'3") x 2.93m (9'7") Double bedroom. Two windows. Laminate flooring.

Bathroom: 1.53m (5'0") x 1.8m (5'11") Fitted with bath, w.c. and wash hand basin. Timber wall panelling. Linoleum flooring.

Hotpress:

