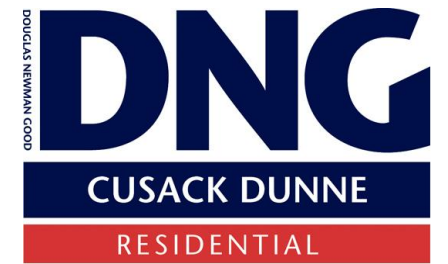


Features & Services



Outside: Balcony area with a double aspect. Seating area.

Features & Services. Exceptionally spacious, light filled three bedroom two storey duplex unit. Wonderful views over a green area and a private balcony with seating area. Good decorative condition throughout. Set on a corner position with an elevated outlook. Within easy walking distance of The Crescent Shopping Centre & Omniplex, National & Secondary school. Sought after development close to Raheen Industrial Estate, UHL and Limerick City. Gas fired central heating. PVC double glazed windows. Constructed in 2001.

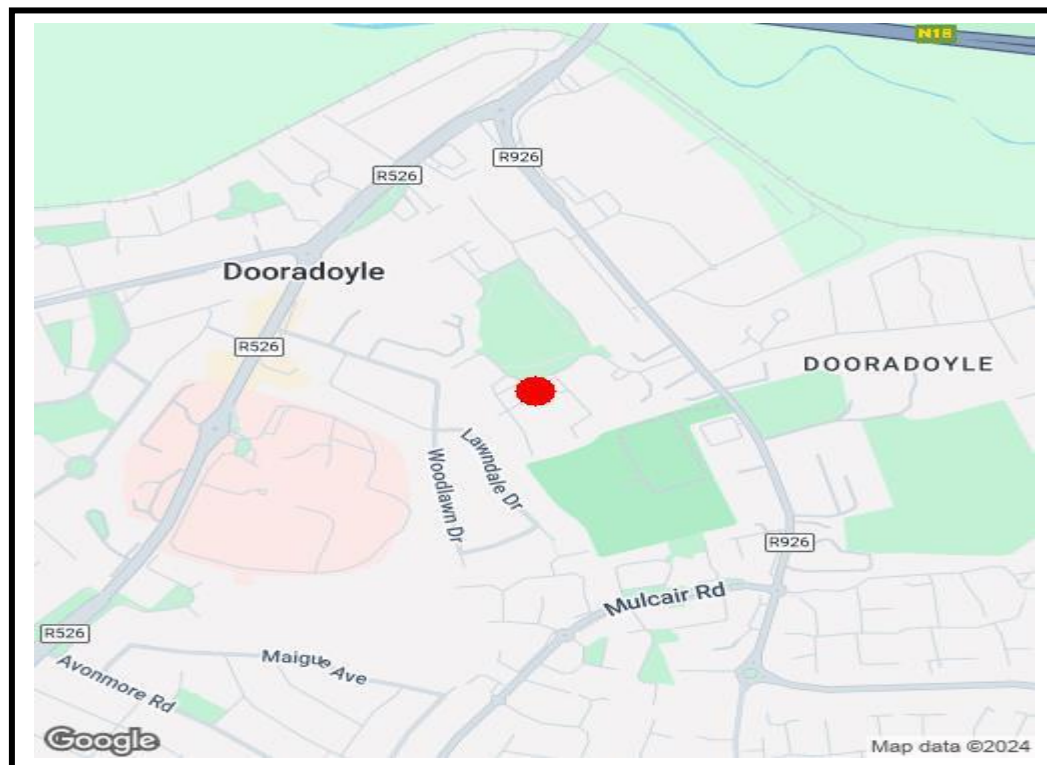
BER Rating: B3 **BER No.:** 117804112 **Energy Performance Indicator:** 138.96kWh/m2/yr

Floor Area: 112.34 sq.m (Approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €275,000

Negotiator: Mark Cusack, Director 061 209000



For Sale by Private Treaty



Apartment 109 Dooradoyle Park, Dooradoyle, Limerick, V94 W7K3.

Exceptionally spacious, light filled three bedroom two storey duplex unit with wonderful views over a green area and a private balcony with seating area. This property is in good decorative condition throughout and is sure to impress given its generous room sizes, high ceilings and ample accommodation. Set on a corner position with an elevated outlook and within easy walking distance of The Crescent Shopping Centre & Omniplex, National & Secondary schools and all amenities. Sought after development close to Raheen Industrial Estate, UHL and Limerick City. Numbered parking space included.

DNG Cusack Dunne for themselves and for the vendor / landlord of this property whose agents they are given notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser / tenant and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. 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

BER B3

With Branches Nationwide

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Accommodation

Ground Floor:

Entrance Hall: Bright and airy area. High ceilings. Understairs storage. Lino flooring.

Living Room: 4.81m (15'9") x 3.45m (11'4") Lino timber effect flooring. High ceilings. Window elevated views. Gas fire (disconnected). Timber surround and granite inset. French doors to kitchen.

Kitchen: 3.37m (11'1") x 4.09m (13'5") Kitchen: (3.37m x 4.09m) Window. Lino flooring. Fully fitted kitchen. Shaker style. Tiled splashback. Plumbed washing machine, dryer and dishwasher. Stainless steel sink.

Dining room: 3.43m (11'3") x 3.23m (10'7") Lino laminate. Sliding door patio. Window.

First Floor:

Landing: Carpet flooring. Large window over looking green area.

Bedroom 1: 3.1m (10'2") x 4.41m (14'6") Carpet flooring. Double bedroom. Built in wardrobe. Ensuite.

Ensuite: 0.81m (2'8") x 2.37m (7'9") Electric shower. w.c and wash hand basin.

Bedroom 2: 4m (13'1") x 2.81m (9'3") Double bedroom. Carpet flooring. Built in wardrobe.

Bedroom 3: 2.36m (7'9") x 3.15m (10'4") Single bedroom. Carpet flooring.

Bathroom: 2.12m (6'11") x 2.68m (8'10") Bath. Shower. w.c and wash hand basin. Lino flooring. Bath and shower and sink area tiled.

Hotpress: Storage.

