

Features & Services



Outside: The property enjoys a pleasant aspect overlooking a green space to the front, with French doors opening directly from the living area. The additional rear door also provides independent access to the back section of the property, offering potential for flexible use of the accommodation.

Features & Services: Oakleigh Wood is located in the highly sought-after suburb of Dooradoyle, approximately 3 km from Limerick City Centre. Excellent public transport links to Limerick City • Easy access to the M20 motorway and national road network • Nearby schools including St Paul's National School and Crescent College Comprehensive • Local sporting facilities and clubs serving the Dooradoyle and Raheen areas.

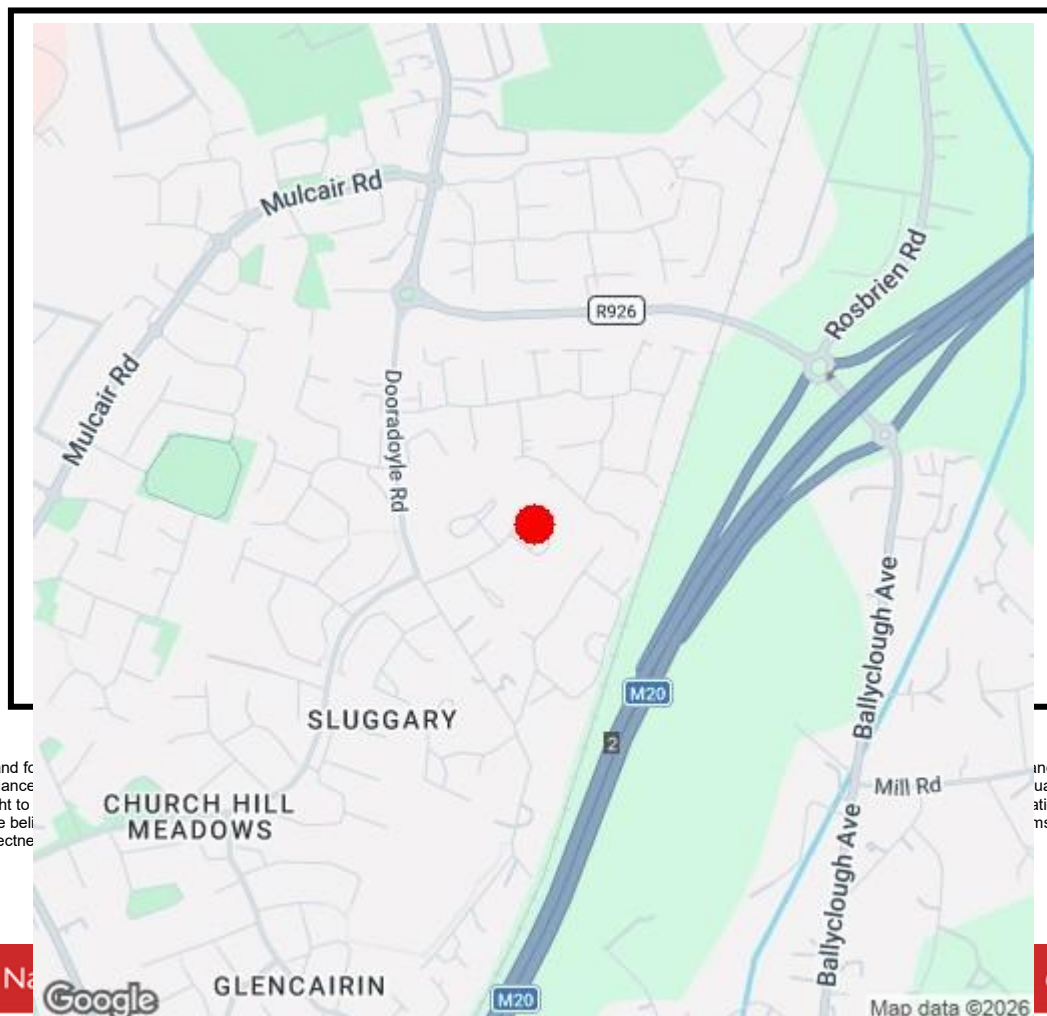
BER Rating: C2 **BER No.:** 119277564 **Energy Performance Indicator:** 180.61kWh/m2/yr

Floor Area: 96 sq. m (Approximately)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €295,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for correct overall description for the guidance. Prospective purchasers / tenants ought to 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



Apartment 96 Oakleigh Wood, Dooradoyle, Limerick, V94 DX50.

96 Oakleigh Wood is a well-presented three-bedroom ground floor apartment with own door access, ideally positioned overlooking a mature green area within this established residential development in Dooradoyle. The property is bright and spacious throughout and has been freshly painted in neutral tones, creating a ready-to-occupy home that will appeal to both owner occupiers and investors alike. The accommodation includes a generous open-plan kitchen, living and dining area with French doors opening to the green space, 2nd reception room, three double bedrooms and 2 bathrooms.

BER C2

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



Accommodation



Entrance Hall: Welcoming entrance hall with tiled flooring and decorative dado rail.

Open Plan Kitchen / Living / Dining Area: 4.25m (13'11") x 5.76m (18'11") Bright and spacious open-plan room overlooking the green area to the front.

Living Area: Laminate timber flooring. Timber fireplace with granite insert. Coal-effect gas fire. Ceiling coving and centre rose. French doors opening to green space.

Kitchen Area: Tiled flooring. Tiled splash back. Wall and floor fitted kitchen units. Integrated oven and electric hob. Plumbed for washing machine and dryer.

Bedroom 1: 3.6m (11'10") x 4.02m (13'2") Double bedroom. Carpet flooring. Built-in wardrobes.

Bedroom 2: 3.41m (11'2") x 3.09m (10'2") Double bedroom. Newly fitted carpet flooring.

Shower Room: 1.06m (3'6") x 2.7m (8'10") Comprising a shower, WC. and wash hand basin. Tiled flooring. Tiled sink/bath area. Wall mounted vanity unit with lighting.

Bathroom: 2.66m (8'9") x 2.22m (7'3") Comprising a bath, WC and wash hand basin. Tiled flooring. Tiled bath area. Vanity unit with mirror.

Bedroom 3: 2.72m (8'11") x 3.67m (12'0") Double bedroom. Carpet flooring.

Rear Kitchen / Utility Room / reception room 2: 3.34m (10'11") x 5.48m (18'0") Wall and floor fitted units. Tiled splash back. Tiled flooring. Second external door providing separate access.

