

## Features & Services



**Outside:** Driveway providing off street parking. Front lawn area. Rear private garden. Side gate leading to lean to shed. Boiler house.

**Services:** Oil Fired Central Heating.

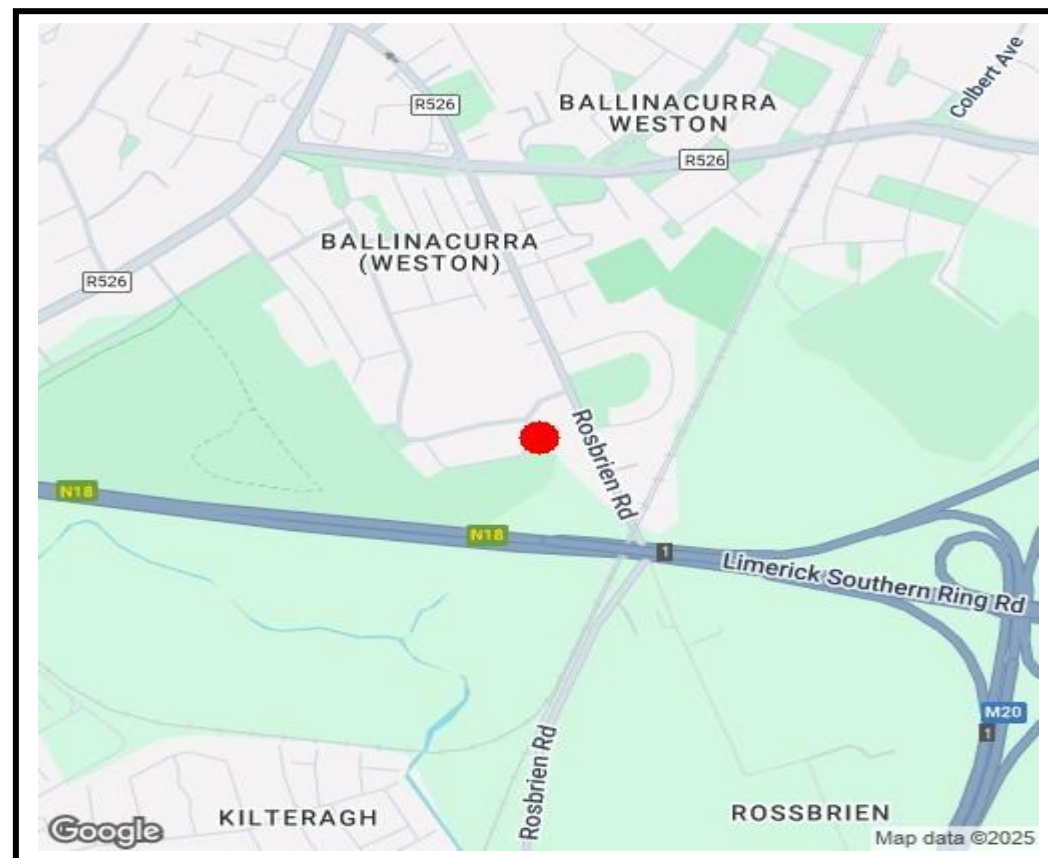
**BER Rating:** D2 **BER No.:** 104960166 **Energy Performance Indicator:** 263.58kWh/m2/yr

**Floor Area:** 100 sq.m (Approximately).

**Viewing:** By appointment with DNG Cusack Dunne

**Asking Price:** €275,000

**Negotiator:** Mark Cusack



## For Sale by Private Treaty



### 223 Ballinacurra Gardens, Limerick, V94 AXR4.

A wonderful opportunity to acquire a four-bedroom semi-detached family home, ideally situated in a mature and sought after location. The property enjoys convenient access to Limerick City Centre, the Crescent Shopping Centre, University Hospital Limerick, and the nearby motorway network. While the property would benefit from some modernisation it offers well proportioned spacious accommodation.

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 D2**

## Accommodation

### Ground Floor:

**Entrance Hall:** 3.68m (12'1") x 1.9m (6'3").

**Living Room:** 3.7m (12'2") x 7.6m (24'11") Bright and spacious room featuring an open fireplace with marble and timber surround. A patio door provides direct access to the rear garden.

**Dining Room:** 3.2m (10'6") x 2.6m (8'6") Lino flooring. Door to side.

**Kitchen:** 2.9m (9'6") x 2.6m (8'6") Timber shaker style kitchen. Lino flooring.

### First Floor:

**Bedroom 1:** 2.7m (8'10") x 4.1m (13'5") Built in wardrobe.

**Bedroom 2:** 2.7m (8'10") x 2.5m (8'2") Built in wardrobe.

**Bedroom 3:** 2.9m (9'6") x 2.7m (8'10") Built in wardrobe.

**Bedroom 4:** 3.7m (12'2") x 2.3m (7'7") Built in wardrobe.

**Bathroom:** 1.95m (6'5") x 1.7m (5'7") Fully tiled and includes a w.c., wash hand basin and bath with electric shower.

