

## Features &



**Outside:** Private balcony with sunny orientation and leafy outlook. Car Parking.

**Features & Services.** Prime location within walking distance of the city centre and Dooradoyle. Three bedroom duplex townhouse with attic conversion. Private balcony to rear with southerly orientation. Exceptional accommodation throughout with high ceilings and many upgrades. Gas fired central heating. Alarm. PVC double glazed windows. Wired internal surround sound with system in Living room and Kitchen with digital radio. Hidden under stairs storage. Double hot press. Annual service charge €1200.

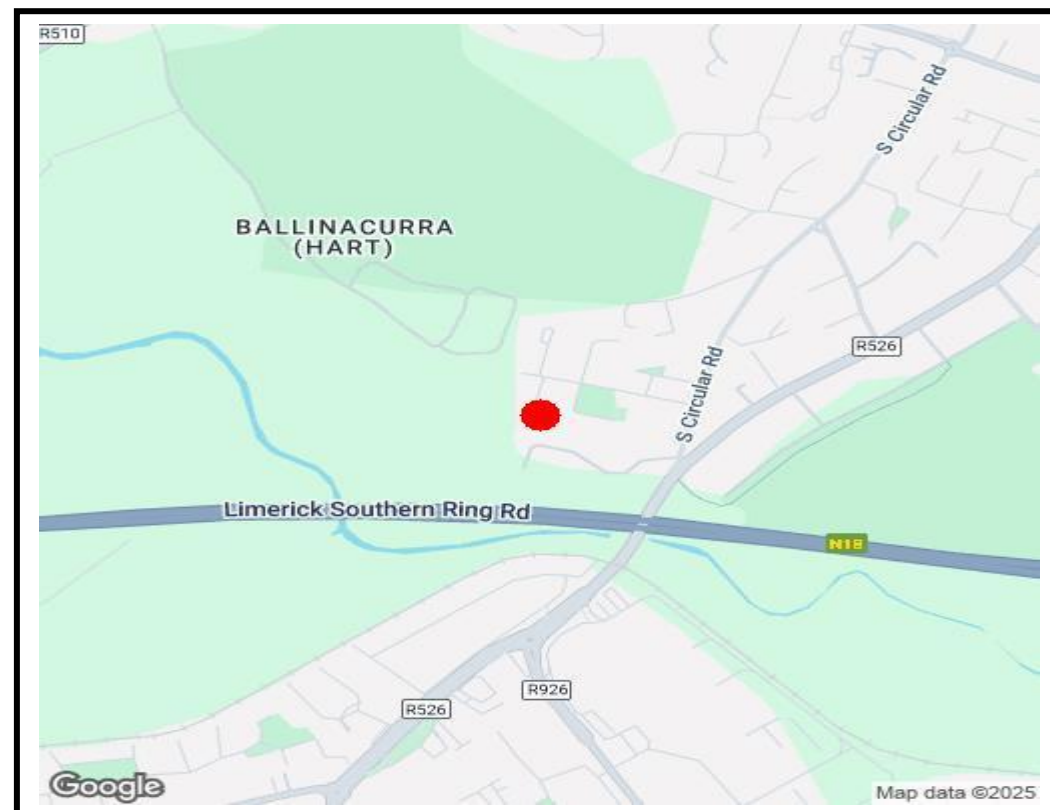
**BER Rating:** B2 **BER No.:** 117981639 **Energy Performance Indicator:** 100.65kWh/m<sup>2</sup>/yr

**Floor Area:** 140.14 sq.m (Approx).

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

**Asking Price:** €335,000

**Negotiator:** Gillian Dunne, Residential Director 061 209000



## For Sale by Private Treaty



### 44 Log Na gcapall, South Circular Road, Limerick, V94 VK85.

Exceptional three bedroom duplex townhouse with converted attic room, located in the sought after South Circular Road area. This townhouse offers superb accommodation, laid out over three floors and is a wonderful home for any discerning house hunters or indeed a lucrative investment. There is a large living room which opens into an open plan kitchen/dining room with access to a sunny southerly balcony with a leafy outlook. The property is surprisingly spacious and has had many upgrades throughout. The property is within walking distance of Limerick City and convenient to a host of amenities including The Crescent Shopping Centre, MIC, UHL and local schools and restaurants. Car parking space.

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**BER B2**

## Accommodation

### Ground Floor:

**Hall Entrance:** Tiled flooring. Under stairs storage.

**Guest W.C. & Utility:** Guest w.c. fitted with w.c. and wash hand basin. Plumbed for washing machine and dryer. Built in storage.

**Living Room:** 5.05m (16'7") x 3.03m (9'11") Large living room. Walnut timber flooring. High ceilings. Electric unit fitted to fireplace. Coving. French doors to the kitchen/dining room.

**Kitchen/Dining Room:** 5.08m (16'8") x 4.07m (13'4") Well proportioned reception area. Fitted kitchen with wall and floor units. Fitted with hob & oven. Stainless steel sink. Extractor fan. Spot lighting. Timber flooring & tiling. French doors to living room. Additional dresser unit with exceptional storage.

### First Floor:

**Bedroom 1:** 4.04m (13'3") x 2.09m (6'10") Large double bedroom. Carpet flooring. Built in wardrobes.

**Ensuite/Wet Room:** 1.08m (3'7") x 2.07m (6'9") Spacious wet room. Heated radiator. Large Rain shower. Fully tiled. Fitted with w.c. and wash hand basin. Heated towel rail. Extractor fan.

**Bedroom 2:** 3.07m (10'1") x 3.07m (10'1") Carpet flooring. Slideroles. Spot lighting.

**Bedroom 3:** 2.08m (6'10") x 3.03m (9'11") Carpet flooring. Spot lighting. Currently in use as walk in wardrobe to bedroom 1.

**Hotpress:** Double hot press with ample built in storage.

**Bathroom:** 2m (6'7") x 1.07m (3'6") Tiled flooring. Fitted with bath, electric shower, w.c and wash hand basin. Tiled shower area. Tiled splashback.

### Second Floor:

**Attic Room:** 4m (13'1") x 3.1m (10'2") Attic storage with two velux windows. Carpet flooring. Storage in eaves. Currently in use as a bedroom.

