

Features & Services



Outside: Open plan front garden with hedging. Car parking for three cars. Cobble lock driveway. Side entrance. Fully walled back garden with westerly orientation. Paved patio area and raised lawn area. Outside lighting. Block built shed with power source.

Features & Services: Gas fired central heating. Doubled glazed pvc windows. B3 Rating. Insulated walls & attic. Stira to attic. Attic flooring and light. Alarm.

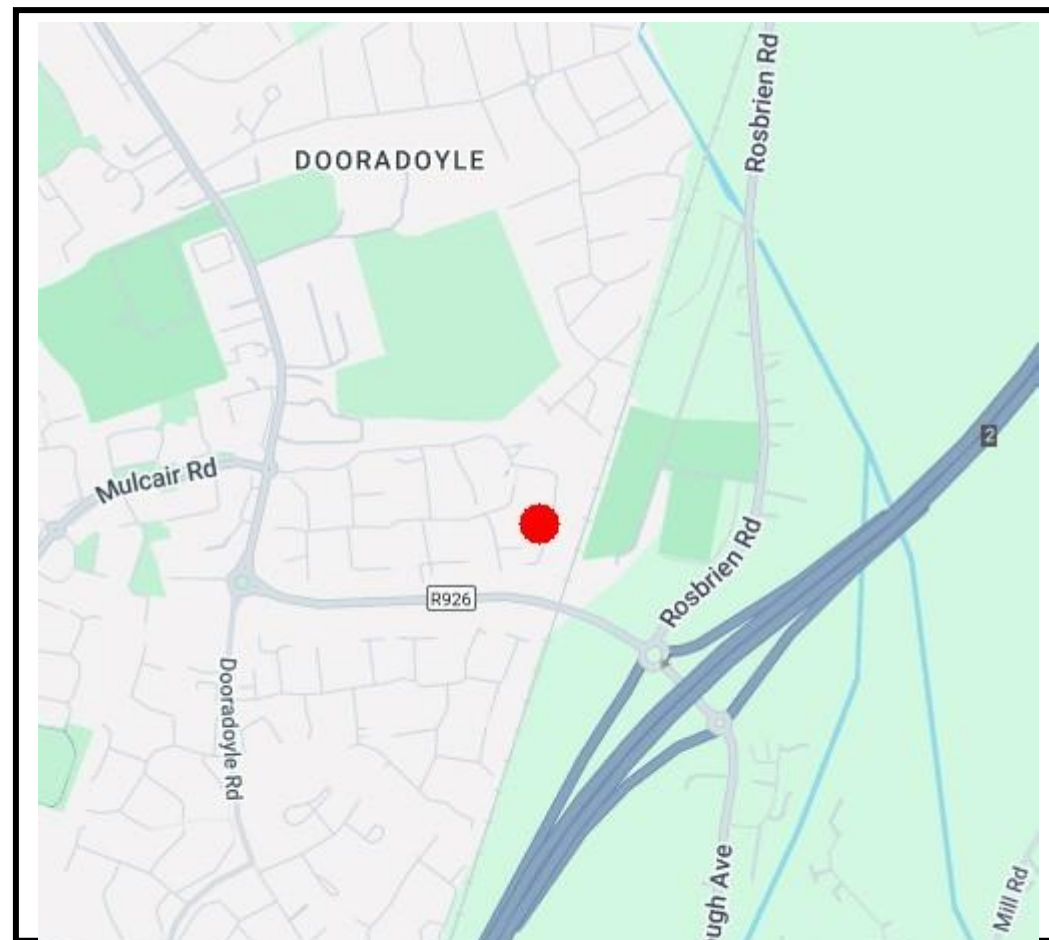
BER Rating: B3 **BER No.:** 101520260 **Energy Performance Indicator:** 138.44kWh/m2/yr

Floor Area: 119.71 sq.m (Approx).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €425,000

Negotiator: Gillian Dunne, Residential Director 061 209000



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For Sale by Private Treaty



22 The Brambles, Huntsfield, Dooradoyle, Limerick, V94 NY7V.

Located in the heart of Dooradoyle yet in a tranquil cul de sac setting, this superb 3/4 bedroom semi detached property boasts an exceptionally spacious interior with light filled accommodation throughout. A perfectly maintained and tasteful interior and exterior present this home as a wonderful option for any discerning house hunters. The property is ready for immediate occupation and will tick all the boxes for the perfect family home. There are two spacious reception rooms at ground floor level and a large open plan living/dining room which has patio doors to the sunny westerly facing garden. There is a w.c. and utility at ground floor also. The first floor includes three fantastic bedrooms and an ensuite and family bathroom. Viewers will be impressed with this home which has an excellent BER B3 rating. Car parking for three cars to front. Enclosed secure walled back garden with block built shed and raised garden. Within walking distance of UHL, The Crescent Shopping Centre & Omniplex Cinema, local schools & Industries and a short journey to Limerick City and a superb road network. This sought after development of Huntsfield is highly regarded and viewing of this property is strongly recommended.

BER B3

Accommodation

Ground Floor:

Entrance Hall: Tiled flooring. Large hallway. Radiator cover.

Guest w.c: Tiled flooring and wall areas. Fitted with w.c. and wash hand basin with storage.

Living room: 3.9m (12'10") x 5.11m (16'9") Timber flooring. Timber fireplace with granite hearth and tiled insert. Fitted with electric fire unit. Bay window. Coving and ceiling rose. French doors to kitchen.

Kitchen/Dining Room: 6.02m (19'9") x 3.48m (11'5") Tiled flooring. Wall and floor kitchen units. Tiled splashback. Stainless steel sink. Sliding patio doors to garden. Ceiling coving and rose.

Family Room/Bedroom 4: 2.39m (7'10") x 4.86m (15'11") Timber flooring. Large bay window. Spacious reception room.

Utility: 1.52m (5'0") x 2.46m (8'1") Tiled flooring. Plumbed for washing machine and dryer. Door to garden.

First Floor:

Bedroom 1: 3.88m (12'9") x 4.75m (15'7") Double bedroom. Laminate flooring. Built in wardrobe. Bay window. Ensuite.

Ensuite: 2.01m (6'7") x 1.6m (5'3") Fitted with w.c. and wash hand basin. Shower. Fully tiled. Fitted mirror and storage unit.

Bedroom 2: 3.76m (12'4") x 3.41m (11'2") Double bedroom. Laminate flooring. Built in wardrobe.

Bedroom 3: 2.47m (8'1") x 2.99m (9'10") Double bedroom. Laminate flooring.

Bathroom: Fully tiled. Fitted with Bath. Electric shower. w..c and wash hand basin. Mirror and shelving.

Hotpress: Storage.

