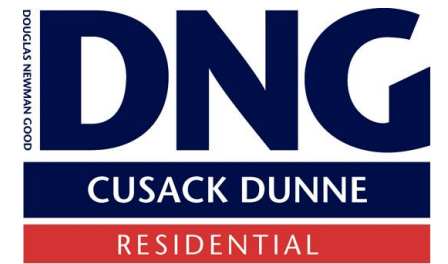


Features & Services



Outside: Located away from passing traffic and adjacent to a green area this is a wonderful setting. The property has a lawn area to the front and a tarmac driveway. The back garden is fully enclosed with walls and hedging and is mainly laid in lawn. Boiler house.

Features & Services: Oil fired central heating. Pvc and timber windows. Alarm. Garage (5.05 x 2.44) door to front. Constructed in 1975.

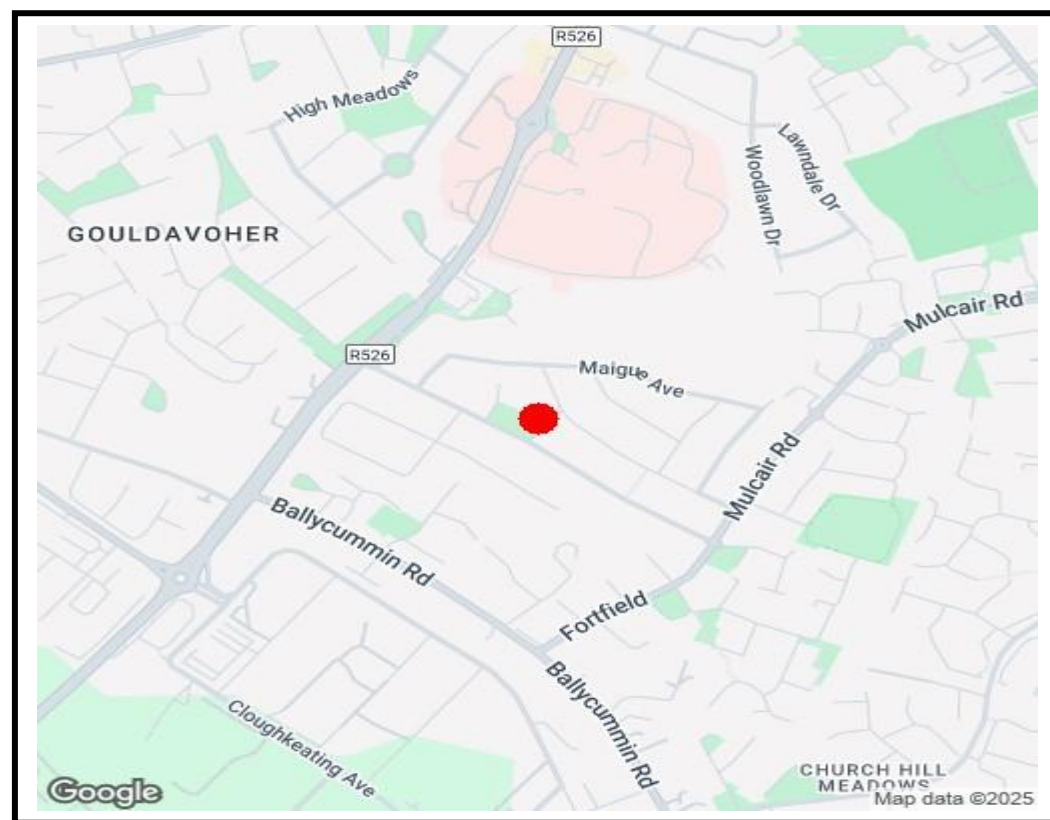
BER Rating: D2 **BER No.:** 105547400 **Energy Performance Indicator:** 283.18kWh/m2/yr

Floor Area: 136.1 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €340,000

Negotiator: Gillian Dunne, Residential Director 061 209000



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

For Sale by Private Treaty



21 Norbiton Hill, Raheen, Limerick, V94 N82W.

Exceptionally spacious 4 bedroom semi detached property located in the heart of Raheen in a mature established neighbourhood. This family home offers superb potential with its wonderful open plan living/dining room which runs the length of the house and has large windows allowing light to flood through. There is a separate kitchen/breakfast room and potential to convert the garage and modernise throughout. Constructed in 1975, the size and proportions of this property reflect its era and homes of this nature can be difficult to source. Viewers will welcome the off street parking and enclosed rear garden. The location is ideal with a quiet setting and green area to the side yet only a stones throw from UHL, Raheen Industrial Estate, local schools and the Crescent Shopping Centre. The property is ready for immediate occupation and viewing is highly recommended.

BER D2

With Branches Nationwide

dng.ie

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



Accommodation



Ground Floor:

Entrance Hall: Carpet flooring. Large under stairs storage.

Guest w.c: Fitted with w.c and wash hand basin. Window to front.

Living/Dining Room: 8.78m (28'10") x 3.53m (11'7") Large open plan living/dining area, running the length of the house. Window to front and rear allowing light to flood through. Granite fireplace with stove insert.

Kitchen/breakfast room: 3.67m (12'0") x 5.42m (17'9") Laminate flooring. Window over looking garden. Door to garden and door to garage. Wall and floor kitchen units.

Garage: Integral garage, accessed from kitchen.

First Floor:

Bedroom 1: 3.19m (10'6") x 4.08m (13'5") Large double bedroom. Carpet flooring. Wardrobe.

Bedroom 2: 3.18m (10'5") x 3.97m (13'0") Double bedroom. Carpet flooring. Wardrobe.

Bedroom 3: 2.22m (7'3") x 3.12m (10'3") Single bedroom. Carpet flooring.

Bedroom 4: 2.19m (7'2") x 3.12m (10'3") Double bedroom. Carpet flooring.

Bathroom: 2.09m (6'10") x 1.71m (5'7") Fitted with w.c., wash hand basin and bath. Lino flooring. Window.

Hotpress: Storage

