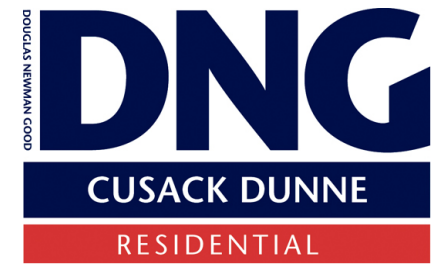


Features & Services



Outside: The property has a lawn area to the front and car parking space. There is a gated side entrance to the south facing rear garden. This a particularly large garden measuring approximately 50 ft. There is a patio area and the garden is fully enclosed. Barna shed.

Features & Services. Floor Area: Gross internal area 1,080 sq.ft./100 sq.m. approximately. PVC double glazed windows. Gas fired central heating. Several television points. Alarm. Attic conversion, currently in use as a fourth bedroom.

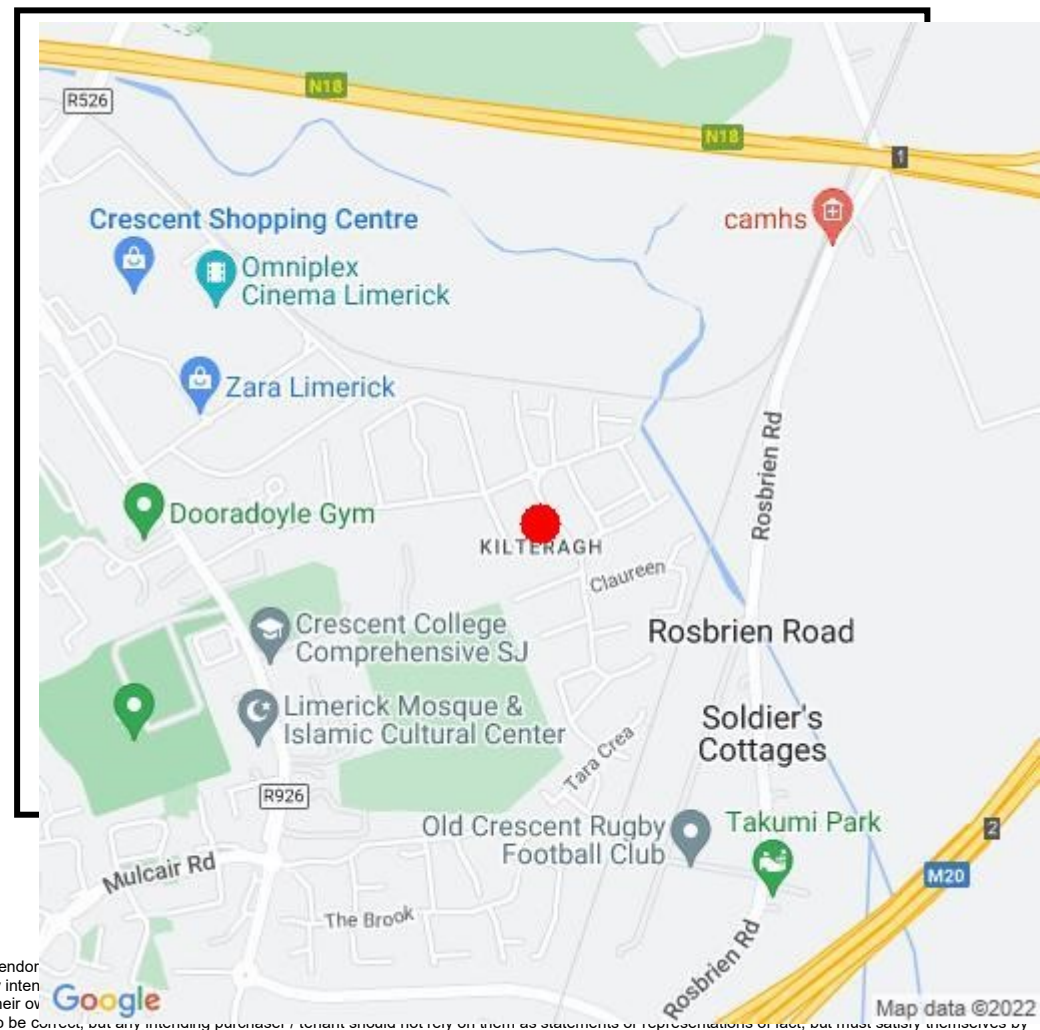
BER Rating: C1 **BER No.:** 115220410 **Energy Performance Indicator:** 169.1kWh/m2/yr

Floor Area: 1,080 sq.ft./100 sq.m approximately.

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €275,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for the vendor correct overall description for the guidance of any intended purchasers / tenants ought to seek their own 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



25 The Green, Kilteragh, Dooradoyle, Limerick, V94 D9KC.

Overlooking a green space to the front and with a 50 ft. south west facing garden (approx.) to the rear, this is a wonderful semi detached home for first time buyers and investors. The attic room, which is currently in use as a 4th bedroom, is a huge bonus. The house is well maintained throughout with some lovely finishes including an attractive kitchen, beautiful tiling and bright spacious accommodation. The location is second to none with the Crescent Shopping Centre within walking distance as are local schools, cinema, University Hospital Limerick and indeed Limerick City.

BER C1

Accommodation



Entrance Hall: Tiled entrance hall with attractive front door with glass panelling to the side.

Guest w.c.: Tiled & fitted with w.c. and wash hand basin.

Living Room: 12.02m (39'5") x 16.08m (52'9") Large reception room with laminate timber flooring and double doors leading through to the kitchen/dining room. Timber fireplace with marble inset and fitted with coal effect gas fire. Ceiling coving and ceiling rose.

Kitchen/Breakfast Room: 11.06m (36'3") x 0.19m (7") Running the width of the house, a bright sunny kitchen/dining room with beautiful floor tiling and fitted kitchen units at ground and wall level. Stainless steel sink. Tiled splash back. Plumbing for washing machine and dryer. Sliding patio doors to the rear patio.

Bedroom 1: 10.05m (33'0") x 12.09m (39'8") Double bedroom. Built in wardrobes. Television point.

Ensuite: Fitted with electric shower unit, w.c. and wash hand basin. Fully tiled.

Bedroom 2: 11.02m (36'2") x 11.1m (36'5") Double bedroom. Built in wardrobes. Overlooking the rear garden.

Bedroom 3: 9.03m (29'8") x 0.08m (3") Single bedroom. Storage space.

Bathroom: 10.03m (32'11") x 0.07m (3") Large bathroom. Beautifully tiled throughout. Fitted with bath & w.c.

Hotpress: Storage space.

Attic Conversion: 13m (42'8") x 10.8m (35'5") Currently in use as a fourth bedroom. Fitted with laminate flooring. Recessed lighting. Storage space.

