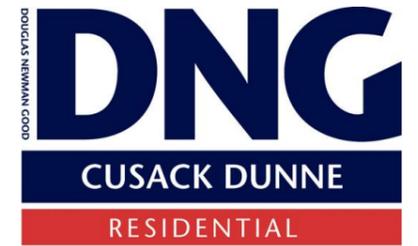
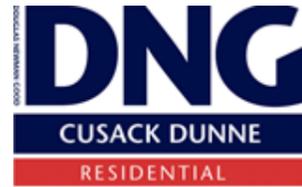


Features & Services



Outside: The property has a gated driveway and lawn area. Stone wall to front. Gated side entrance. Garage. Back garden with south easterly orientation. Laid in lawn and fully enclosed. Mature shrubbery and hedging. Private outlook. Storage shed.

Features & Services: Upvc windows and doors. Alarm. Rewired, replumbed and insulated (under floors, walls and attic). Oil fired central heating, A rated burner. Alarm. Constructed in 1938.

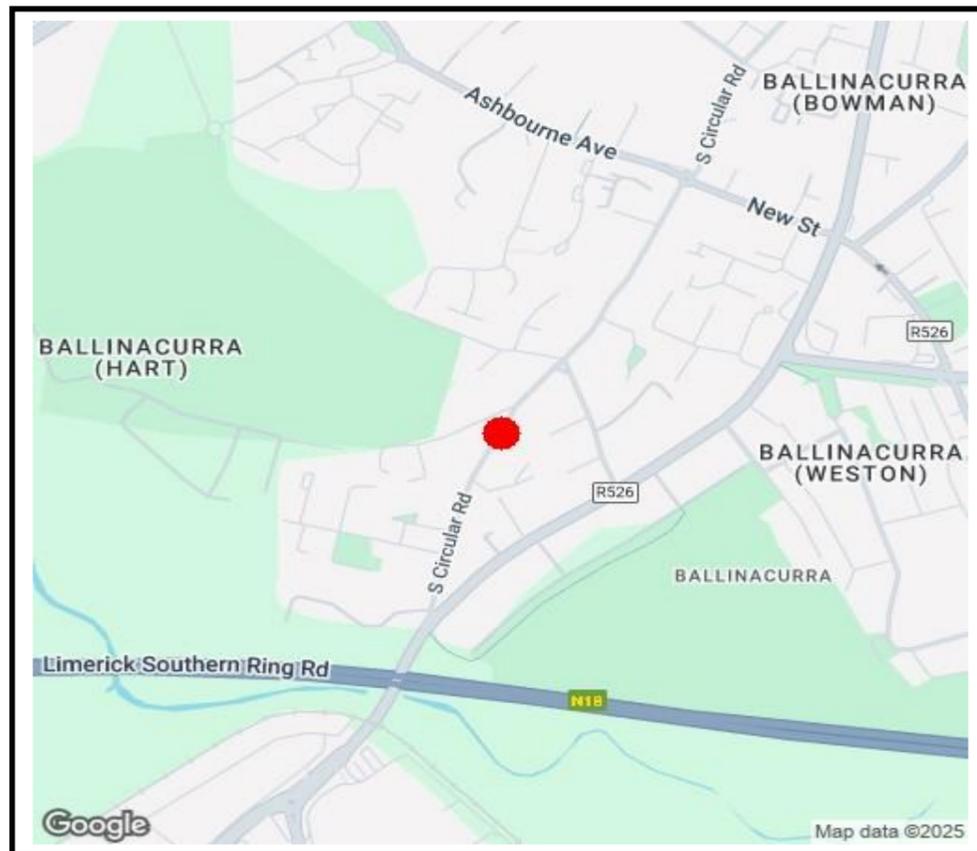
BER Rating: B3 **BER No.:** 108131673 **Energy Performance Indicator:** 139.4kWh/m2/yr

Floor Area: 122 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €495,000

Negotiator: Gillian Dunne, Residential Director 061 209000



Oaklands, South Circular Road, Limerick, V94 AX6W.

Fully renovated and extended three bedroom semi detached property with garage to the side and with a large single storey extension to the rear overlooking a sun filled private mature garden. The property is beautifully decorated throughout and comes to the market in pristine condition with the focal point of the home being a magnificent kitchen/dining/family room open plan area. A viewing is strongly recommended to appreciate this fine home which offers further potential should one wish to extend (subj to planning permission) There is a B3 rating and recent re-wiring, re-plumbing, insulation and decoration. A highly sought after location on the SCR, a mature established area within walking distance of Limerick City.

BER B3

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

Accommodation



Ground Floor:

Entrance Hall: Timber flooring. Access to the living room and open plan kitchen/living/family room.

W.C. / Wet Room: 1.51m (4'11") x 2.56m (8'5") Large shower room, fitted with w.c. and wash hand basin. Plumbed for shower/wet room. Tiled flooring. Heated towel rail. Storage area.

Living room: 3.84m (12'7") x 3.6m (11'10") Carpet flooring. Electric stove. High ceilings. Overlooking front garden.

Family/Kitchen/Dining Area: 3.11m (10'2") x 4.35m (14'3") Extended reception room running the width of the property and offers a superb living space including family area, kitchen and dining area. A light filled room with two large velux windows which take advantage of the sunny orientation. There is a magnificent fully equipped contemporary fitted kitchen with integrated appliances A large kitchen island with additional storage. Granite counter tops. Recessed sink. Window overlooking back garden and french doors. Access to the utility room. Tiled kitchen area and timber flooring to family / dining areas.

Utility area: 1.58m (5'2") x 2.65m (8'8") Tiled flooring. Door to side of property. Wall and floor units. Counter top. Plumbed for washing machine.

First Floor:

Bedroom 1: 4.55m (14'11") x 3.16m (10'4") Double bedroom. Carpet flooring. Built in wardrobe.

Bedroom 2: 3.14m (10'4") x 3.81m (12'6") Double bedroom. Carpet flooring. Built in shelving.

Bedroom 3: 2.5m (8'2") x 3.16m (10'4") Double bedroom. Carpet flooring. Built in wardrobe.

Bathroom: 1.83m (6'0") x 2.52m (8'3") Modern bathroom room. Fitted with bath/shower. w.c. and wash hand basin. Fully tiled. Heated towel rail.

Garage: Spacious garage which offers excellent potential to be incorporated into the main house.

