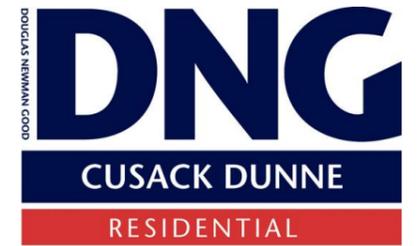
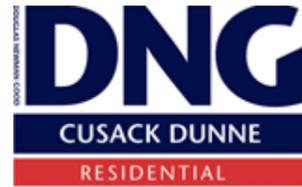


Features & Services



Outside: Front: Paved driveway providing generous off-street parking. Rear: Private, fully enclosed rear garden enjoying a southern aspect. Features include a raised decked area, a very large lawn and a Barna shed. The garden benefits from excellent privacy and sunlight throughout the day.

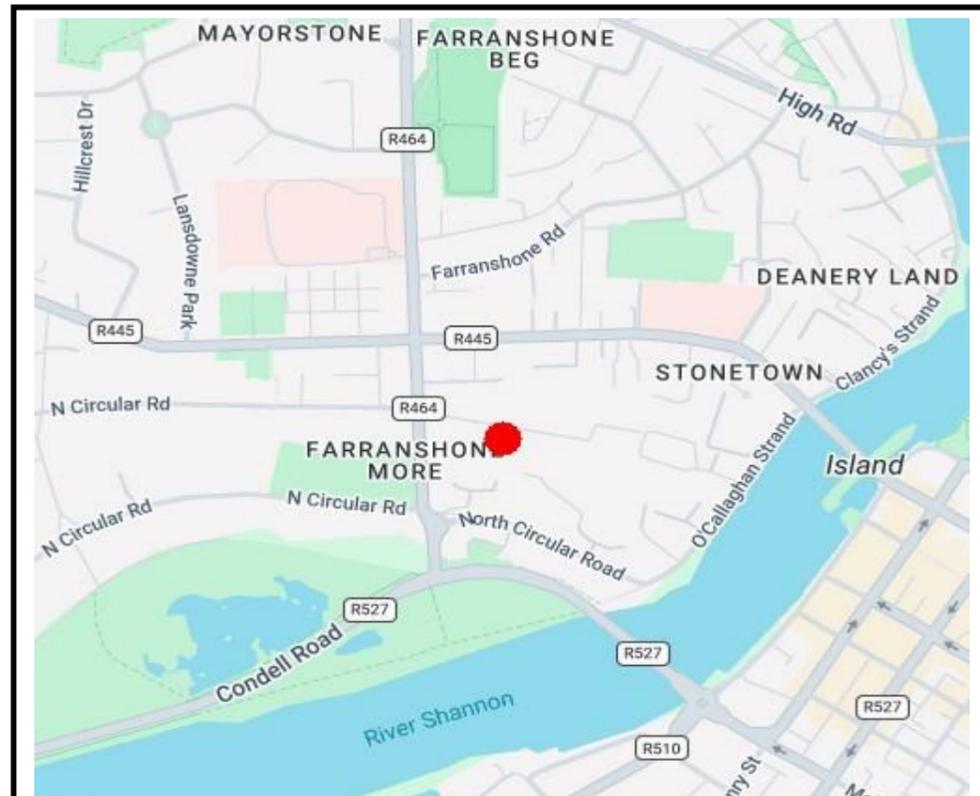
Features & Services: Prime and convenient North Circular Road location. Attractive period home constructed in 1942. High ceilings, picture rails and original timber floors. Rear extension overlooking south-facing, private rear garden, raised deck and large lawn. Walking distance to superb schools, shopping amenities and the River Shannon and indeed Limerick City Centre. Off street parking. PVC and aluminium double-glazed windows. Gas fired central heating.

BER Rating: D2 **BER No.:** 106673270 **Energy Performance Indicator:** 286.85 kWh/m²/yr

Floor Area: 97.96 sq. m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €395,000



DNG Cusack Dunne for themselves and for correct overall description for the guidance. Prospective purchasers / tenants ought to inspect the property themselves 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



Saint Annes, Clanmaurice Avenue, North Circular Road, V94 W58V.

Saint Annes is an attractive period residence dating from 1942, superbly located on the mature and highly sought-after Clanmaurice Avenue, just off the North Circular Road. This established residential area is particularly popular with families due to its proximity to Limerick city centre, a selection of well-regarded primary and secondary schools, local shops, medical facilities and sporting amenities. Excellent road connectivity and regular public transport links ensure ease of access throughout the city and beyond.



Accommodation

Ground Floor

Entrance Hall:

Timber front door with glass side panels and overhead window providing excellent natural light. Original polished timber flooring. Carpeted staircase to first floor.

Guest W.C.: 1.23m x 1.62m (4'0" x 5'4") Mosaic tiled flooring. Fitted with w.c. and wash hand basin.

Living Room: 4.36m x 3.17m (14'4" x 10'5") Fine reception room to the front featuring original timber flooring, high ceilings, picture rails and bay window.

Family Room: 4.51m x 3.16m (14'10" x 10'4") Warm and inviting living space with solid fuel stove set on a granite hearth. Original timber floors, built-in shelving, high ceilings and original doors. Open plan to the kitchen / dining area.

Kitchen / Dining Area: (Extended) Kitchen: 2.55m x 4.83m and Dining: 2.41m x 1.89m Bright double-aspect room with original timber flooring. Shaker-style fitted kitchen with ample wall and floor units, tiled splash back, stainless steel sink, integrated oven and hob, extractor fan and spot lighting. Large double aspect windows. French doors provide direct access to the rear garden with elevated views over the south-facing outdoor space.

Utility Room: 1.65m x 1.43m (5'5" x 4'8") Tiled flooring and plumbed for washing machine.

First Floor

Bedroom 1: 4.52m x 3.18m (14'10" x 10'5") Large double bedroom with high ceilings, picture rails, built-in wardrobes and two windows. Carpet flooring.

Bedroom 2: 3.46m x 3.14m (11'4" x 10'4") Double bedroom with high ceilings, picture rails and large window.

Bedroom 3: 1.62m x 2.38m (5'4" x 7'10")
Single small room with carpet flooring, window and picture rails. Suitable as a home office or study.

Bathroom: 1.64m x 2.31m (5'5" x 7'7") Fully tiled bathroom fitted with bath, electric shower, w.c. and wash hand basin. Tiling around bath and shower area.

