

Features & Services



Outside: Shannon Lee has a mature private outlook to the front with ample car parking and mature shrubbery. Gated side entrance. Mature lawns with a wonderful array of mature trees and shrubs with a views over the undulating countryside beyond. Raised deck area. Garage with timber doors and ample storage.

Features & Services: Alarm. Pvc double glazed windows. Gas fire central heating.

BER Rating: D2 **BER No.:**118523281 **Energy Performance Indicator:** 284.63kWh/m2/yr

Floor Area: 132.78 Sq. m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €500,000

Negotiator: Gillian Dunne, Residential Director 061 209000



For Sale by Private Treaty



Shannon Lee, North Circular Road, Limerick, V94 K79H.

Attractive 1930's three bedroom semi detached property beautifully presented preserving many of its original features including picture rails, fireplaces, leaded glass and other charming design influences. Shannon Lee has a wonderful extension to the rear which is a light filled open plan reception space with a stunning elevated outlook over the serene secluded garden which has a perfect south westerly orientation and a back drop of lush foliage and established greenery. In addition there are two interconnecting reception rooms which lead to a deck area. There is a private outlook to the front with ample parking and a garage to the side which offers further potential. A truly charming home set in a highly sought after location which is within walking distance of all amenities. Viewing is highly recommended to appreciate this fine home.

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BER D2

Accommodation

Ground Floor:

Entrance Hall: Timber front door with leaded stained glass insert and side glass panels with over light. Terrazzo flooring. Carpet stairs. Understairs hotpress and shelving.

Living Room: 3.65m (12'0") x 4.62m (15'2") Bay window. Mature outlook to front. Timber flooring (Original boards). Marble fireplace with granite insert and coal effect gas fire insert. Picture rails. High ceilings (2.5 m). Folding french doors to dining room.

Dining Room: 3.32m (10'11") x 3.58m (11'9") Reception room interconnecting from Living room. Original flooring. Large sliding patio doors. Overlooking garden, Access to patio. Picture rails.

Reception room: Open plan reception room includes the original kitchen space opening into a large extension incorporating a bright and airy family and dining area. The centre point of this home and a wonderful space for family living and entertaining further enhanced by the beautiful views over the lawns.

Kitchen: (2.45 x 3.78) Wall and floor fitted kitchen units. Integrated cabinet. Breakfast bar. Plumbed for dishwasher. Overlooking garden.

Side Kitchen: (2.45 x 2.90) Door to side of property. Access to utility and guest w.c. Additional storage. Tiled flooring.

Family/dining area: (5.63 x 3.43) Tiled flooring. Open plan. Triple aspect windows. 3 x velux windows. Recessed lighting. Stunning views over garden. Timber panelled ceiling. French doors to patio.

Utility: 2.52m (8'3") x 2.28m (7'6") Tiled flooring. Plumbed for washing machine and dryer. Shelving and built in units. Window.

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

Garage:

First Floor:

Bedroom 1: 3.35m (11'0") x 4.59m (15'1") Located to front of property. Large double bedroom. Mature outlook. Ample built in wardrobes. Polished timber flooring. Bay window. Cast iron fireplace. Picture rails. Feature radiator.

Bedroom 2: 3.52m (11'7") x 3.75m (12'4") Double bedroom. Carpet flooring. Picture rails. High ceilings. Built in wardrobe and storage. Large window. Private outlook.

Bedroom 3: 2.72m (8'11") x 2.4m (7'10") Small double bedroom. Timber flooring. Picture rails. Timber flooring.

Shower Room: 2.02m (6'8") x 2.13m (7'0") Upgraded and modernised. Fully tiled. Fitted with electric shower, w.c. and wash hand basin and unit. Mirror.

