



# Coolnamohoge

Anglesboro o Co. Limerick o V35 W825



*Guide: €325,000*

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# Features

## For Sale by Private Treaty

- 4-bedroom detached house.
- Superbly finished & maintained.
- Circa. 177.46m<sup>2</sup> / c.1,910sqft
- Substantial c.0.75-acre site.
- Detached garage.
- OFCH. Zoned Heating.
- Septic tank, water.
- J12 M8 Motorway 5minutes.
- Jack Lynch Tunnel 35mins.



# Accommodation (Ground floor)

## Entrance hallway

2.33m x 1.89m  
7' 8" x 6' 2"

Vinyl flooring, u/s storage, power points, radiator, light fitting.

## Livingroom

5.52m x 4.27m  
18' 1" x 14'

Solid rustic maple flooring, feature open fireplace, dual aspect, power points, radiator.

## Kitchen/ Dining room

8.67m x 3.83m  
28' 5" x 12' 7"

Neutral finish floor units with integrated oven, hob & extractor hood, dark work surfaces, vinyl & solid rustic maple flooring, power points, radiator, french doors onto garden.

## Utility

1.90m x 1.66m  
6' 3" x 5' 5"

Plumbed for utilities, power points, radiator, vinyl flooring.

## Sunroom/sitting room

3.99m x 3.94m  
13' 1" x 12' 11"

Solid rustic maple flooring, power points, radiator, French doors onto garden, recessed lighting, triple aspect.

## W/C

1.55m x 1.44m  
5' 1" x 4' 9"

Vinyl flooring, radiator, whb & toilet.

## Master Bedroom (Ground floor)

3.38m x 3.26m  
15' 9" x 11' 11"

Solid rustic maple flooring, radiator, power points.

## Ensuite

2.14m x 1.39m  
7' x 4' 7"

Whb & toilet, shower (electric), radiator, floor tiles, tiled floor to ceiling.

# (First floor)

## Bedroom 2

4.93m x 4.26m  
16' 2" x 13' 11"

Solid rustic maple flooring, power points, radiator.

## Bedroom 3

4.86m x 3.38m  
15' 10" x 11' 1"

Solid rustic maple flooring, power points, radiator.

## Bedroom 4

3.78m x 3.66m  
12' 5" x 12'

Solid rustic maple flooring, power points, radiator.

## Main Bathroom

4.79m x 3.65m  
11' 1" x 10' 8"

Whb, toilet, shower & bathtub, floor tiles, tiled floor to ceiling, radiator.

## Hot press

Insulated cylinder, shelved.





# Building Energy Rating

BER/DEC

Address COOLNAMOHOGE ANGLESBORO KILMALLOCK CO. LIMERICK	Date Of Issue 03-06-2019	Type Of Rating Existing Dwelling
Building Energy Rating <b>C1 158.19 (kWh/m<sup>2</sup>/yr)</b>	Date Valid Until 03-06-2029	DEAP Version 3.2.1
CO2 Emissions Indicator 40.38 (kgCO <sub>2</sub> /m <sup>2</sup> /yr)	BER/DEC Number 112321310	<a href="#">Download Advisory Report</a>
	MPRN 10301937346	

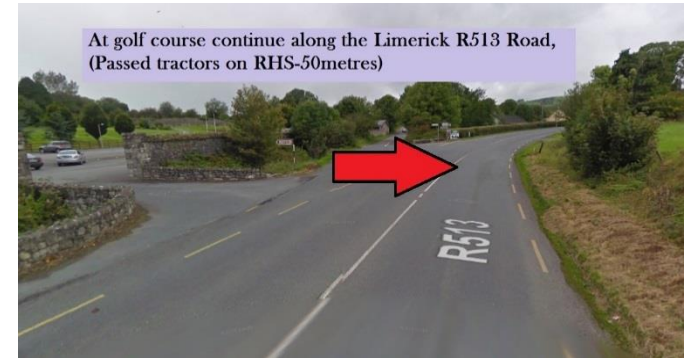
Dwelling Details

Dwelling Type: Detached house	Floor Area: 177.46 (m <sup>2</sup> )	Main Space Heating Fuel: Oil
No. of Storeys: 2	Wall Type: Timber	Main Space Heating Efficiency: 85%
Year of Construction: 2006	Glazing Type: Double Glazing	Main Water Heating Fuel: Oil
	% Low Energy Lighting: 58%	Main Water Heating Efficiency: 85%

# Site



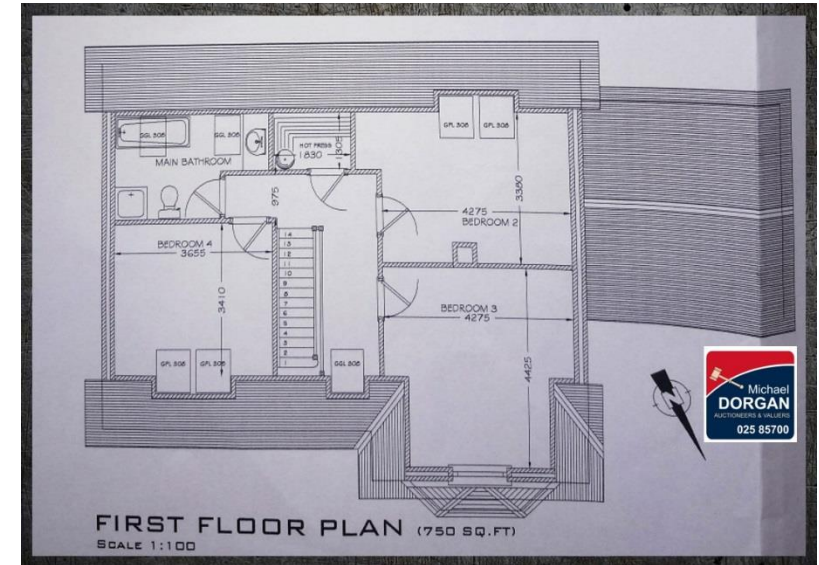
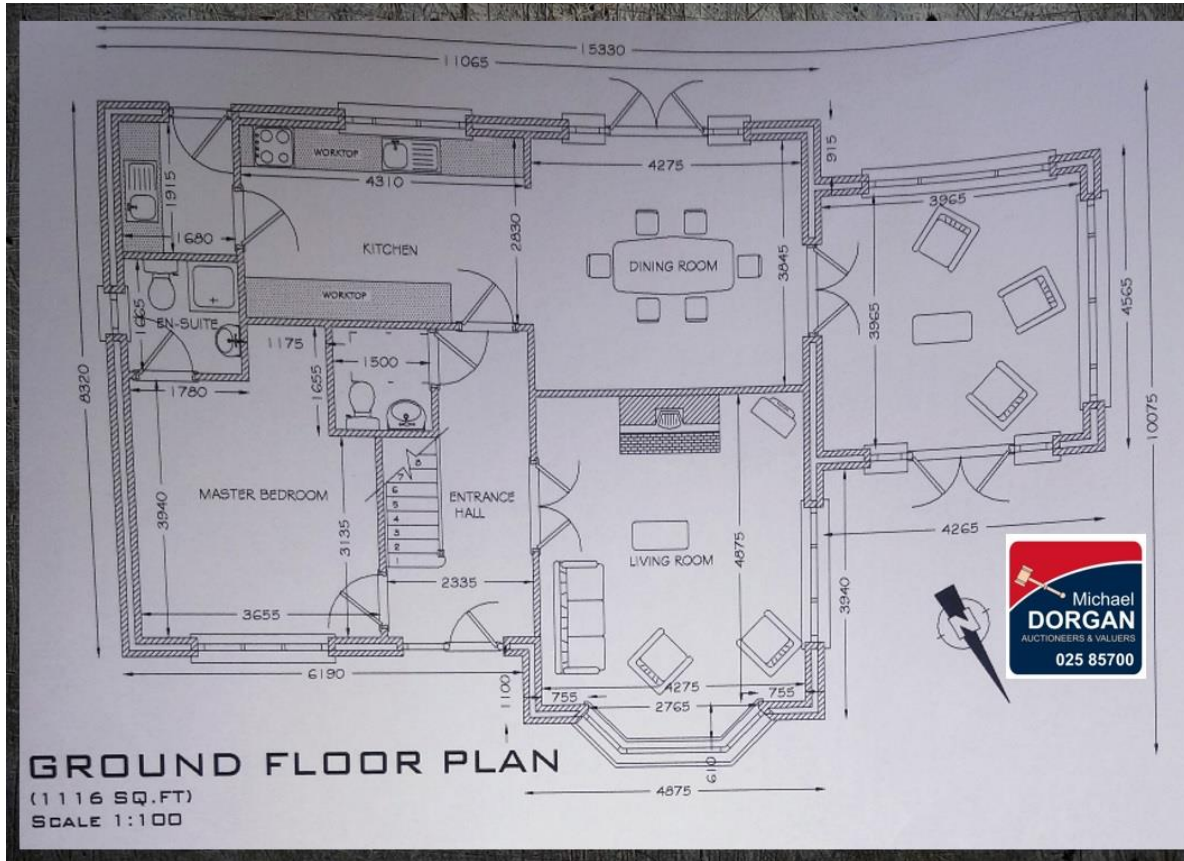
# Directions



COOLNAMOHOGE  
BALLYLANDERS  
CO. LIMERICK  
V35 W825

Address Query 2





**NOT TO SCALE**

Whilst every attempt has been made to ensure the accuracy of these floor plans, measurements are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as statement of fact.

Viewing

Strictly by appointment with sole agent.

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