

**FOR SALE BY PRIVATE TREATY**

**52 BALLYGLASS,  
ARDNACRUSHA,  
CO. CLARE V94NFX4**

**PRICE: €350,000**

**BER C1**



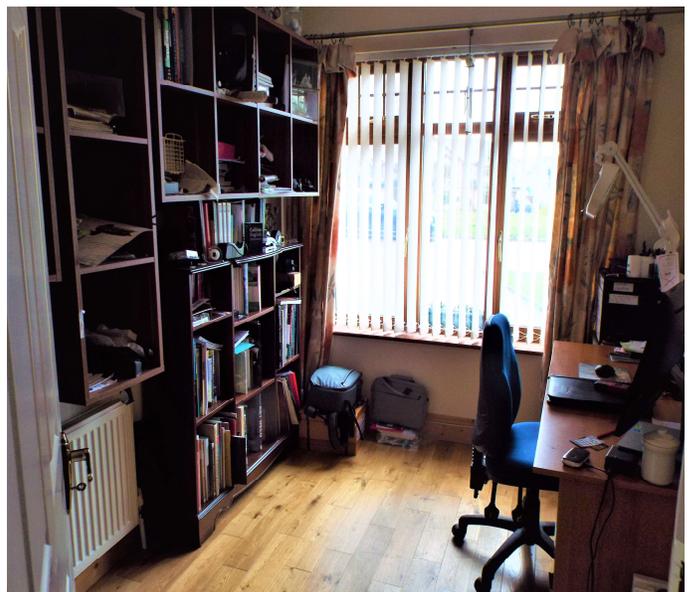
## DESCRIPTION

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We are delighted to offer for sale this substantial five bedroomed detached residence in this ever popular estate just a short distance from Limerick City and all its amenities.

The bright spacious and well laid out accommodation comprises entrance porch, entrance hall, living room, dining room, family room, kitchen/breakfast room, utility room, guest W.C. and office downstairs. Upstairs there are five bedrooms, two ensuite and bathroom.

This property which has been maintained in excellent condition by its current owners has the added benefit of a large green area to the front and overlooks agricultural fields to the rear.



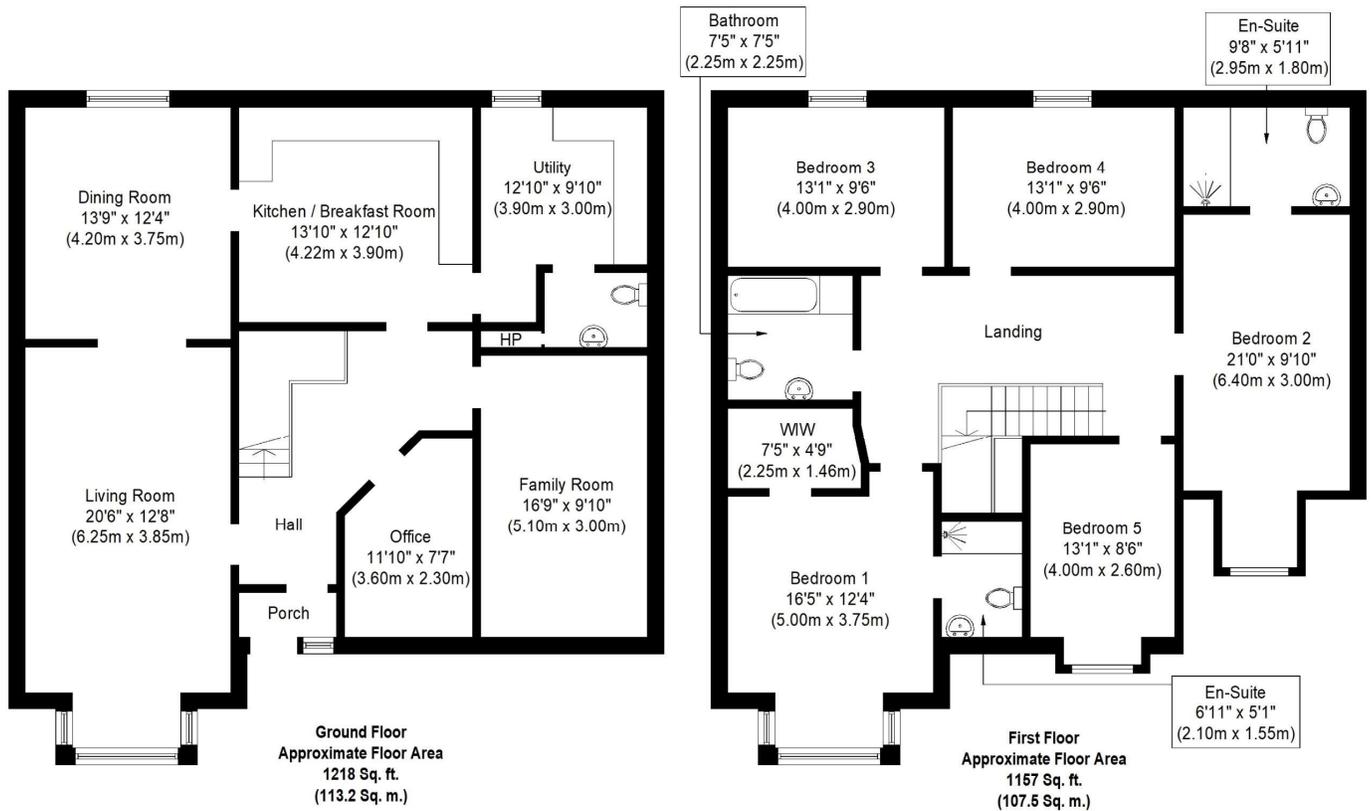


## SPECIAL FEATURES

- Detached
- Gas fired central heating
- Double glazed wood grain windows and doors throughout
- Alarm
- 5 Bedrooms
- 2 Ensuite
- 3 Reception rooms
- Cul de sac
- Large green area to the front
- Rear garden not overlooked

## ACCOMMODATION

- **Entrance Porch** Double glazed woodgrain French door to porch. Porch light.
- **Entrance hallway** Hardwood entrance door with leaded and glass stained inset. Side panelled window with leaded and stained glass. Solid oak flooring. Alarm point. Under stairs storage area.
- **Living Room** Feature small Louis ornate mahogany fireplace with gas coal effect fire inset and marble hearth and surround. Solid oak flooring. Centre piece and coving. Large bay window. TV point. Double glass panelled doors with leaded insets to...
- **Dining Room** Solid oak flooring. Coving. Double glazed wood grain sliding patio door. Dimmer switches.
- **Kitchen / Breakfast Room** Fully fitted hand painted kitchen with an array of eye and floor level units. Single drainer one and half bowl stainless steel sink unit with mixer tap. Four cutlery drawers. Two pot drawers. Integrated Whirlpool fridge freezer. Integrated Hot Point dishwasher. Hot point double oven. Five plate Belling gas hob. Extractor fan. Solid oak flooring.
- **Utility Room** Array of floor level units. Plumbed for washing machine. Plumbed for dryer. Tiled floor. Cabinet with gas boiler. Woodgrain door with double glazed frosted window leading to the outside.
- **Guest W.C.** Toilet. Wash hand basin. Extractor fan. Tiled floor. Hotpress with dual immersion.
- **Family Room** Solid oak flooring. TV point.
- **Office** Solid oak flooring. Shelving.
- **Upstairs**
- **Bedroom 1** Walk in wardrobes with fitted shelving, drawers and hanging space. TV point. Large bay window.
- **Ensuite** Shower cubicle. Power shower. W.C. Wash hand basin. Extractor fan. Recessed light. Fully tiled walls and floor.
- **Bedroom 2** Bay window. TV point.
- **Ensuite** Shower cubicle. Power shower. W.C. Wash hand basin. Extractor fan. Fully tiled walls and floor.
- **Bedroom 3**
- **Bedroom 4**
- **Bedroom 5** Fitted shelving.
- **Bathroom** Modern fitted bathroom. World of water jacuzzi bath with panelling with remote control jet sprays. Wall hung wash hand basin. W.C. Fully tiled walls and floor.
- **Outside** Large rear garden mainly laid to lawn with cobble lock patio area and cobble lock path to garden shed. Back and side garden are enclosed with concrete panelling. Border areas fitted with a variety of plants, shrubs and flowers. Outside tap and light. Gated side entrance to both sides. Front garden part lawned and tarmacaded driveway for two / three cars.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PRICE

€350,000.

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## DIRECTIONS

Google Maps  
 V94NFX4

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
 M: 061 410 410  
 E: decourcyodwyer@propertypartners.ie

**PROPERTY  
 PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.