

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress with immersion tank with dual immersion. Timber flooring.
Bedroom 1	5m x 3.2m 16'4" x 10'5"		Timber flooring
Main Bathroom	4m x 1.66m 13'1" x 5'4"		Bath with telephone shower attachment. W.C. Wash hand basin. Velux window
Bedroom 2	5.06m x 3.76m 16'6" x 12'3"		Timber flooring. TV point and telephone point.
Ensuite	2.5m x 1.4m 8'2" x 4'6"		Shower tray. W.C. Wash hand basin and Dimplex power scort electric shower unit.
Bedroom 3	4m x 2.8m 13'1" x 9'2"		

### Outside

The property is on C. 1/2 acre of front, side and rear gardens, with mature hedge grow and trees surrounding the site. There are also a number of newly planted trees around the gardens. To the front there is a stone wall with double gates leading to a gravelled driveway leading to the front, side and rear of the property. There is full planning permission existing for a detached garage with overhead accommodation. There is a well drilled in front garden which requires a treatment plant.

### Directions

Proceed from Limerick through Corbally, pass Larkin's Cross, Griffin's Cross and Barry's Cross, straight through Barry's Cross for approx 3 miles and veer left for Truagh Church pass Truagh Church for approx 1 mile. Turn to right sign posted Cloontra East. The property is on the left hand side with Property Partners deCourcy O'Dwyer signpost on same.

### Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants 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. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



**Cloontra East,  
Truagh / Ardnacrusha,  
Co. Clare.**

### Price

Region €225,000

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We are delighted to offer for sale this newly built detached dormer style residence located in a tranquil rural location but within easy reach of Ardnacrusha and only about a 15 minute drive to Limerickcity centre.

The property, C. 1600 sq.ft and on C.0.5 acres has well laid out accommodation comprising of entrance hallway, guest w.c., living room, dining room, kitchen, downstairs bedroom (ensuite bathroom), Three bedrooms (main ensuite) and bathroom.

The property awaits for the discerning purchaser to finish the house to their own exacting standards with works such as kitchen units, fire-place and some floor coverings to be finished.

#### Special Features

- \* Detached Dormer
- \* C. 1/2 acre
- \* Double glazed windows
- \* Oil fired central heating
- \* Alarm
- \* Primary & Secondary bus route
- \* Well water
- \* Septic tank
- \* New build
- \* Spacious accommodation
- \* C. 5 mins from Barry's Cross
- \* Ber C-1
- \* C. 15 mins from Limerick City Centre
- \* Planning permission for a large garage



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.7m x 1.9m 15'4" x 6'2"	White PVC entrance door with frosted and leaded glass insets.
Guest W.C.		with toilet & w.h.b.
Living Room	5.7m x 5.11m 18'7" x 16'8"	Hardwood oak flooring. Telephone point. Opening for fireplace The fireplace opening allows for a solid fuel stove to link up the water and rads.
Dining room	3.3m x 3.75m 10'8" x 12'3"	TV connection, opening to....
Kitchen	3.43m x 3.8m 11'2" x 12'5"	Recess lighting
Sun Lounge	3.9m x 3.35m 12'8" x 10'10"	Vaulted ceiling with 3 velux windows. Double glazed French patio doors leading to rear garden.
Utility Room	1.9m x 2.05m 6'2" x 6'7"	
Downstairs Bedroom 1	3.1m x 3m 10'2" x 9'8"	
Ensuite Bathroom	2.5m x 1.68m 8'2" x 5'5"	Bath, telephone shower attachment. W.C. and wash hand basin.