

**PROPERTY  
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**de Courcy  
O'Dwyer**

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Roo West,  
Ardnacrusha,  
Co. Clare.

**A** rare opportunity arises to acquire this substantial detached, single storey bungalow on C. 3/4 of an acre and located in this increasingly popular area which is within close proximity and easy access to Limerick City Centre.

**T**he property comes to the market requiring work, however, offers the discerning purchaser an opportunity to develop the existing house or indeed building a new property on this elevated site.

**T**he accommodation briefly comprises of entrance hallway, living room, kitchen, dining room, utility room, guest w.c., 4 bedrooms and bathroom.

**Price**

**€169,950**

10 The Crescent, O' Connell Street, Limerick.

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## Accommodation

Accommodation	Size	Description
Entrance Hallway		
Living Room		
Kitchen		
Dining Room		
Utility		
Guest W.C.		
Bathroom		
4 bedrooms (main with ensuite bathroom)		

## Directions

Proceed from Limerick through Corbally. Pass Larkin's Cross. Pass Griffin's Cross and proceed passed Barry's Cross. Take the 1st turning to the left after McMahon's Bar and the property is exactly 1 km up this road on the right hand side.

## Special Features

- \* Detached
- \* C. 3/4 acre
- \* Oil fired central heating
- \* Excellent potential to refurbish or rebuild
- \* C. 2,100 sq. ft. (195 sq.mtrs.)

### Viewing strictly by appointment

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