

**PROPERTY  
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**Clarina  
Co. Limerick.**

**A** fantastic opportunity arises to acquire this existing two storey detached property on c.0.5 acre with the benefit of recently granted planning permission for a two storey extension of c. 110 sq.m. On completion the entire property will be c. 220 sq. m (c. 2370 sq. ft.)

**T**he property is located only 2km from Clarina Village within close proximity to Ballybrown GAA club and church and just a short drive to Limerick City.

**T**he accommodation when complete will comprise of entrance lobby, entrance hall, 2 reception rooms, guest w.c., kitchen/dining room, utility room, 4 bedrooms main ensuite and bathroom.

**Price**

**Guide: €185,000**

**Barrack House, O'Connell Avenue, Limerick  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)**

## Accommodation

Accommodation	Size	Description
Living Room		
Family Room		
Utility Room	”	
Guest W.C.		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Bedroom 4		
Ensuite		
Bathroom		

## Directions

Proceed from Limerick city to Clarina village. Take a right turn at the traffic lights, pass Ballybrown GAA Club and continue to Ballybrown Church. Take a left turn towards Kilkeady Graveyard and the property is 400m on the right. Sign

## Special Features

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| <ul style="list-style-type: none"> <li>* Detached</li> <li>* c. 0.5 acre</li> <li>* Extension 110 sq. m. (c. 1,180 sq. ft.)</li> </ul> | <ul style="list-style-type: none"> <li>* Planning for 2 storey extension</li> <li>* Existing property c.111 sq.m. (c.1,200 sq. ft.)</li> </ul> |
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### Viewing strictly by appointment

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