

**FOR SALE BY PRIVATE TREATY**

**KILCOLEMAN  
CLARINA,  
CO. LIMERICK  
V94NNV6**

**PRICE: €650,000**



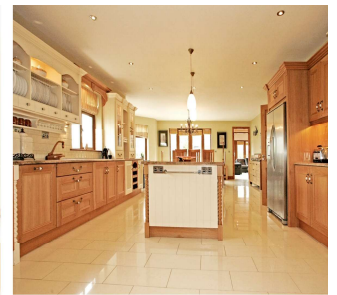


## DESCRIPTION

Rarely does a property of this calibre come to the market.

Extending to c. 3,800 Sq. Ft. with a further 1,400 Sq. Ft. of garage space, this beautiful detached residence sits on 1 acre of matures gardens. Only 10 minutes drive from Raheen, but yet set in a rural setting, accessed via electric gates, this property offers all the benefits of country living while still being within a stones's throw of the city centre.

The quality and finish on this property are second to none. Decorated and maintained to an exceptionally high standard, the property is in turn-key condition. It has a 39 foot long kitchen/dining room, with two patios, sitting room, living room, sun room, utility, study and downstairs W.C. Upstairs there are 4 bedrooms, all doubles, with 2 ensuites and the main bathroom. Outside there are two paved patio areas and 2 large decked areas.





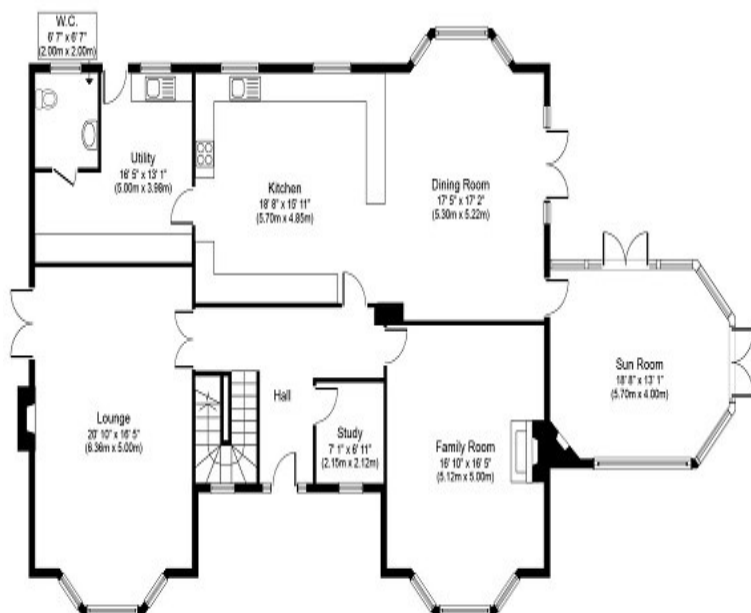
## SPECIAL FEATURES

Detached  
 C. 1 acre  
 c. 3,750 Sq. Ft.  
 Alarm  
 Double glazed woodgrain PVC windows and doors  
 Detached garage (double height)  
 3 Reception rooms  
 4 Bedrooms  
 Electric gates  
 Stone and brick facade to house and garage  
 Private well  
 Built c. 2007  
 Underfloor heating in hall, kitchen/dining room, utility and Sun lounge  
 Kerosene oil central heating system  
 Septic tank

## ACCOMMODATION

• Entrance	Hardwood entrance door with leaded, frosted and stained glass inset. Porcelain tiled floor. Coving. Recessed lighting. Solid oak curved stairway to first floor. Double oak doors to Living Room. Double height feature window.
• Living Room	Feature stone fireplace with cast iron inset and marble hearth. Solid maple flooring. Large bay window. TV point. Double glazed woodgrain french doors to raised deck area.
• Office	Solid maple flooring. Telephone point. Broadband with up to 1000 mb available. Feature arched window.
• Sitting Room	Feature stone fireplace with cast iron inset and marble hearth. Solid maple flooring. Large bay window. Centre piece and coving.
• Kitchen / Dining Room	Solid oak and painted fitted kitchen with well fitted out array of eye and floor level units and granite work top throughout. 1 1/2 bowl stainless steel Franke sink unit with mixer tap. DeDietrich self cleaning double oven. Integrated Bosch dishwasher. DeDietrich five plate halogen hob and extractor hood. Fitted carved wine rack. Numerous drawers. Central island unit with numerous presses and drawers and granite worktop space. American style fridge-freezer. Built in microwave and coffee machine. Fully tiled porcelain floor. Recessed lighting. 2 x double glazed woodgrain PVC french doors leading to two patio areas.
• Utility Room	Solid oak eye and floor level presses. Porcelain tiled floor. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Vented for dryer. Grant boiler. Indoor oil convection.
• Guest W.C.	Toilet. Wash hand basin in vanity unit. Tiled floor. Part tiled walls.
• Sun Lounge	Feature fireplace with cast iron inset and marble hearth. Fully tiled floor. Vaulted pine ceiling with recessed lighting. Double glazed woodgrain PVC french doors to deck area.
• Upstairs	
• Landing	Solid maple flooring. Open plan landing. Feature window. Walk in hotpress.
• Master Bedroom	Solid walnut flooring. Alarm point. Telephone point. TV point. Double glazed woodgrain PVC sliding door overlooking the garden.
• Ensuite	Large shower unit with power shower, shower jets and glass door. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor. Recessed lighting.
• Walk in wardrobe	Walk in wardrobe with solid walnut flooring and a vast array of shelving and wardrobes.
• Bedroom 2	Large double bedroom. Solid maple flooring. TV Point.
• Ensuite	Large shower cubicle. W.C. Wash hand basin. Fully tiled floor. Part tiled walls and tiled shower cubicle.
• Bedroom 3	Large double bedroom. Solid maple flooring.
• Bedroom 4	Large double bedroom. Solid maple flooring.
• Bathroom	Jacuzzi bath set in a tiled surround. W.C. Wash hand basin. Shower cubicle with Aspirante electric shower. Fully tiled walls and floor. Heated towel rail. Recessed lighting.
• Outside	The property extends to 1 acre of mature and well stocked gardens. The house is accessed via electronic double steel gates with solid stone and brick pillars and stone wall leading to a graveled driveway. The driveway has numerous electric light fixtures. 700 Sq. Ft. insulated garage with an upstairs floor. Wall to side and front.





**Ground Floor**  
Approximate Floor Area  
**2,002 sq. ft.**  
**(186.0 sq. m.)**



**First Floor**  
Approximate Floor Area  
**1,722 sq. ft.**  
**(160.0 sq. m.)**

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

€650,000

## VIEWING DETAILS

By appointment only

## DIRECTIONS

Drive through Patrickswell village and take a right by the Church continue on this road past Duggan Systems Ltd. for 2 km. At the bend in the road vere to the right and proceed for 1.3 km. Take the 2nd turning to the left, proceed for 0.3 km and the property is on the right hand side.

## Contact Negotiator

Geoffrey de Courcy MRICS MSCSI

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
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E: [decourcyodwyer@propertypartners.ie](mailto: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