



FOR SALE BY PRIVATE TREATY

**32 CLUAIN ARD,
FEDAMORE,
LIMERICK V35TN63**

PRICE: €220,000

BER A3



DESCRIPTION

We are delighted to introduce for sale this magnificent semi detached home located within an easy commute from Limerick city and all its amenities.

This pristine property which is superbly presented by its discerning owners comprises of entrance hallway, living room, kitchen/dining room, utility room, guest W.C., 3 bedrooms main ensuite and bathroom.

The property is located at the end of a cul de sac and offers picturesque views of the surrounding countryside. No. 32 benefits from triple glazed windows and doors, private rear garden and an extra large side entrance.

A viewing of this property is highly recommended.



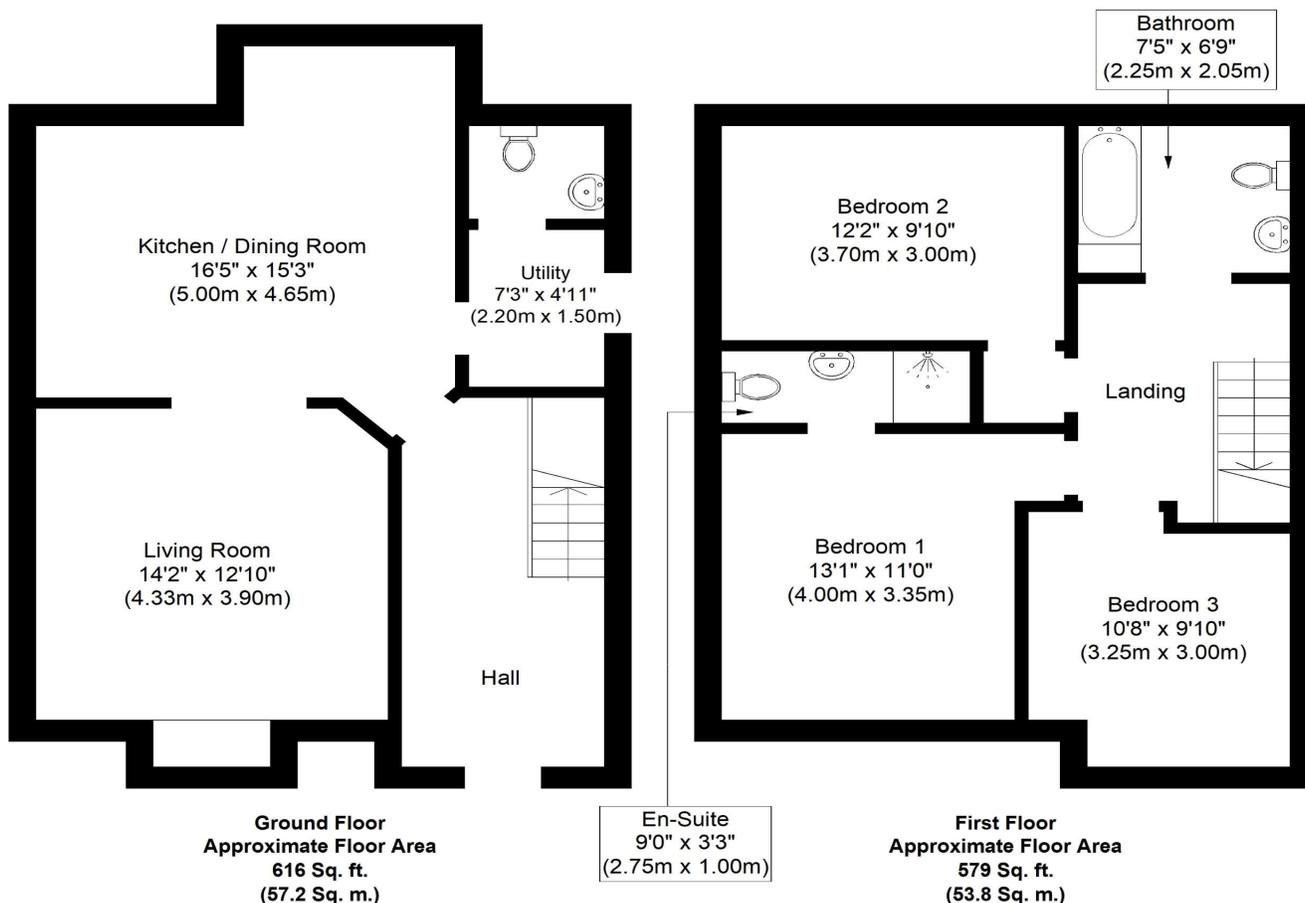


SPECIAL FEATURES

- Semi detached
- Oil fired central heating
- Triple glazed windows and doors
- Utility room
- Ensuite
- Private rear garden
- Excellent views of the countryside to the front
- Quality laminate and tiled floors throughout
- Solar panels
- Modern fitted kitchen
- Included in the sale are carpets, blinds, double oven and hob

ACCOMMODATION

- Entrance Hallway
Hardwood triple locking solid front door with frosted glass panelled side. Laminate oak flooring. Alarm point. Under stairs storage area with touch open presses.
- Living Room
Laminate oak flooring. Coving. Bay window. Feature marble fireplace with solid fuel stove. Marble inset and hearth. TV point. Double doors to...
- Kitchen/Dining Room
Modern fitted hand painted kitchen. Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Bosch double oven. Bosch induction four plate ceramic hob. Plumbed for dishwasher. Tiled floor. Tiled splash back. Recessed lighting.
- Utility Room
Plumbed for washing machine and dryer. Tiled floor. Door to rear garden.
- Guest W.C.
W.C. Wash hand basin. Tiled floor.
- Upstairs
- Bathroom
Bath with shower attachment and glass shower door. W.C. Wash hand basin. Extractor fan. Porcelain tiled floor.
- Bedroom 1
Laminate floor. Built in wardrobes. TV point.
- Ensuite
Tiled shower cubicle with folding glass shower door. W.C. Wash hand basin. Extractor fan. Porcelain tiled floor.
- Bedroom 2
Laminate floor. Fitted wardrobe.
- Bedroom 3
Laminate floor.
- Outside
Large rear garden fully enclosed. Extra width side entrance. Front garden part lawned and cobblelock driveway.



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

€220,000

DIRECTIONS

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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**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.