



FOR SALE BY PRIVATE TREATY

**KILDOORUS,
CLONLARA,
CO. CLARE V94E6HP**

PRICE: €575,000

BER C1



DESCRIPTION

A fabulous opportunity presents itself to acquire this superbly refurbished and extended property positioned overlooking the Head Race Canal just a short distance from Clonlara and O'Brien's Bridge, just 13 km from Limerick city centre and 10 km from Killaloe.

The well apportioned accommodation comprises of entrance porch, entrance hallway, sitting room, living room, sun lounge, mezzanine, kitchen / dining room, utility room, guest W.C., office, five bedrooms with three ensuite, and bathroom.

Outside the property has access via electric gates to a garden area and three divisions of land giving a total of c. 5.6 acres. The property benefits from a large detached steel frame building of c. 167 Sq. M. with two electric roller shutter doors.

We believe this property with its extensive accommodation, land and detached workshop could be put to a variety of uses.

A viewing of this property is highly recommended.



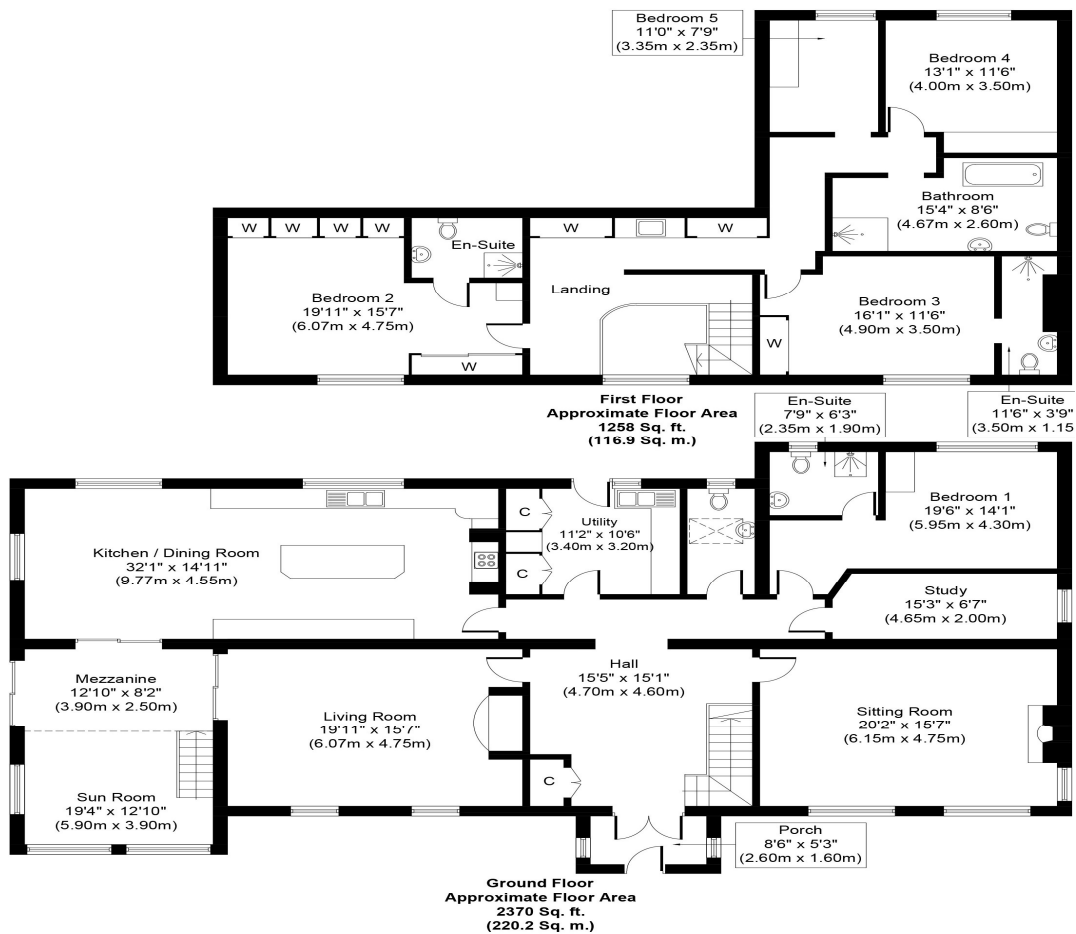


SPECIAL FEATURES

Detached
 C. 5.6 acres
 Refurbished and extended c. 2004
 Double glazed windows and gas fired central heating
 Home office
 Excellent condition throughout
 C. 3,628 Sq. Ft. (337.1 Sq. M.)
 Large detached workshop c. 167 Sq. M. with 2 electric roller shutter doors
 Four receptions
 Five bedrooms
 Access via electric gates
 13 km from Limerick City centre / 10km from Killaloe and 3km from Clonlara Village

ACCOMMODATION

- **Entrance Porch** Stone and brick facade. Hardwood entrance door with overhead fan light. Tiled floor. Double doors with double glazed glass insets leading to...
- **Entrance Hallway** Hardwood oak flooring. Double height ceiling. Telephone point. Cloaks closet. Archway leading to inner hallway.
- **Sitting Room** Hardwood oak flooring. Marble fireplace with solid fuel stove inset. TV point.
- **Living Room** Hardwood walnut floor. Feature stone and brick fireplace with solid fuel stove and Liscannor hearth. TV point. Double glass panelled doors to ...
- **Sun Lounge** Hardwood oak flooring. Recessed lighting. Double height ceiling with vaulted pine roof. Velux window. TV. point. Telephone point. Double sliding doors leading to mezzanine. Access door to patio and double glass pannelled doors to kitchen / dining room. Staircase leading to...
- **Mezzanine** TV point. Telephone point. Double glazed teal doors with double glazed glass insets leading to gardens.
- **Kitchen / dining room** Modern fitted hand painted kitchen with a large display of eye and floor level units. Display cabinets. Pot and cutlery drawers. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Range Master Classic 110 electric oven with five plate gas hob and ceramic side plate. Integrated belling dishwasher. Admiral fridge freezer. Central island unit with numerous drawers and presses and pull out vegetable racks. The kitchen has a fully tiled floor and vaulted ceiling with timber beams. Recessed lighting. Velux window. Access door to rear.
- **Utility Room** Large display of units with wall to wall units. Eye level presses. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Vented for dryer. Laundry chute. Door to rear garden.
- **Guest W.C.** W.C. Oval wash hand basin in vanity unit. Fully tiled floor.
- **Bedroom 1** Solid oak flooring. Fitted wardrobes. TV and telephone point.
- **Ensuite** Tiled shower cubicle. W.C. W.H.B. Tiled floor.
- **Home Office** Hardwood oak flooring. Tv and telephone points.
- **Landing** Recessed lighting. Range of floor to ceiling presses with Hotpress. Storage presses. Laundry chute.
- **Bedroom 2** Wall to wall fitted wardrobes with some underneath drawers. Solid timber flooring. Mirrored slide robes. Recessed lighting. Intercom.
- **Ensuite** Tiled shower cubicle. W.C. W.H.B. Heated towel rail. Velux window.
- **Bedroom 3** Range of fitted wardrobes, drawers and shelving. Hardwood flooring. TV and telephone point.
- **Ensuite** Tiled shower cubicle. W.C. W.H.B. Tiled floor. Recessed light.
- **Bedroom 4** Semi solid timber flooring.
- **Bedroom 5** Semi solid timber flooring. Range of fitted wardrobes, drawers and shelving.
- **Bathroom** Bath with telephone shower attachment. W.C. Wash hand basin in vanity unit. Shower cubicle with Mira Elite SE electric shower and glass sliding shower door. Tiled floor.
- **Outside** Electric double gates with driveway to front and rear of property. C. 8 acres laid out in three divisions. Barna shed.
- **Workshop** 18m x 9.2 m height of 6.15 m. Two roller bays one with floor to ceiling height. Concrete floor. There are steel beams inset for the provision of a mezzanine floor area.
- **Old Stone Shed** Currently used for storage of timber.



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.

PRICE

€575,000

DIRECTIONS

Google Map: V94E6HP

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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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