

PROPERTY PARTNERS

de Courcy O'Dwyer

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3 Millbrook
Ballyclough
Co. Limerick.

A unique opportunity arises to acquire this fabulous 4 bedroom detached bungalow c. 160 sq. m. (c. 1,722 sq. ft.) located in this highly desirable cul de sac development which also includes Euroville and The Belfry and within a short drive of Limerick City Centre and Limerick Golf Club.

The bright spacious and upgraded accommodation comprises of entrance porch, entrance hall, living room, kitchen/dining room, utility room, guest wc, family room, 4 bedrooms main ensuite and bathroom.

Outside the property is further enhanced with mature well stocked front, side and rear gardens. There is a tarmac-dam driveway to the front.

Price

Guide: €340,000

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Accommodation

Accommodation	Size	Description
Entrance Porch	2m x 1.5m 6'5" x 4'9"	Porch light. Coving. Double glass doors to entrance hallway.
Entrance Hallway	3.8m x 4.4m 12'4" x 14'4"	Coving. Cloaks closet. Alarm point.
Living Room	7.5m x 3.34m 17'2" x 15'7"	Marble open fireplace with marble hearth. Coving.
Kitchen/Dining Room	7.35m x 4.08m 24'1" x 13'3"	Modern fitted solid oak kitchen with ample array of eye and floor level units. Dresser. Carved extractor hood. One and half bowl stainless steel sink unit with mixer tap plumbed for dishwasher. Solid fuel stove. Double glazed sliding patio door to rear garden.
Guest WC	0.9m x 2.05m 2'95" x 6'72"	Toilet. Wash hand basin in vanity unit.
Utility Room	2.05m x 3.05m 6'7" x 10'0"	Range of eye & floor level units. Plumbed for washing machine. Dryer. Double glazed PVC door to rear garden.
Family Room	3.6m x 5.4m 11'8" x 17'7"	TV Point
Inner Hallway		Walk-in hot press with dual immersion.
Bedroom 1	4.08m x 3.0m 13'38" x 9'8"	
Bedroom 2	3.03m x 3.35m 9'29" x 10'9"	
Bedroom 3	3.45m x 3.35m 11' 3" x 10'9"	Fitted wardrobes and fitted open shelving.
Bedroom 4	4.08m x 4.12m 13'3" x 13'5"	Large range of fitted modern wardrobes. Telephone point.
Ensuite	2.9m x 0.9m 9'5" x 2'9"	Shower cubicle with Mira Elite 2 electric shower. WC & WHB. Extractor fan. Fully tiled walls & floor.
Bathroom	2.15m x 2.1m 7'0" x 6'8"	Bath with telephone shower attachment. WC. WHB in vanity unit. Shower cubicle with Mira Elite electric shower.

Outside

Fully hedged, lawned, mature rear garden with well stoked flower beds and a variety of plants, shrubs and trees. Rear garden is private and not overlooked. Walled and hedged mature well stocked front garden. Double gates to tarmac driveway.

Special Features

* Detached	* Alarm	* Ensuite
* Oil fired central heating	* 2 Reception Rooms	* 4 Bedrooms
* Double glazed windows	* Solid Oak & glass panelled oak doors internally	
* Modern fitted oak kitchen	* c. 160 sq. m. (c. 1,722 sq. ft.)	

Viewing strictly by appointment

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