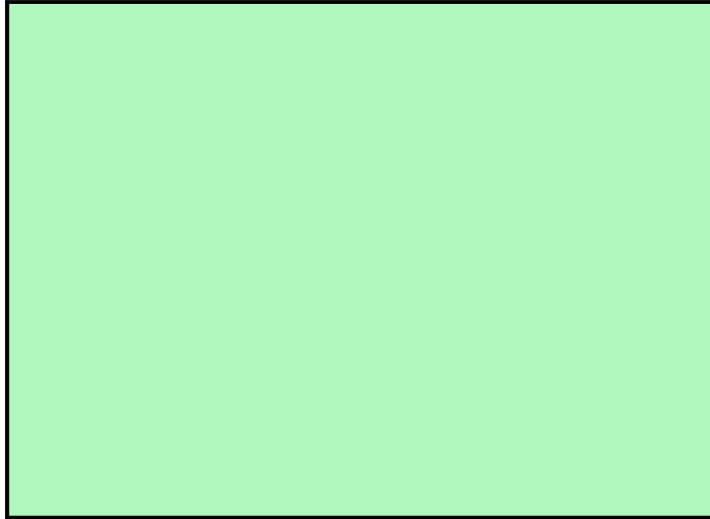


Detached Garage/Utility/Studio/Sauna		
Utility/Sauna Area	1.93 m x 2.4 m	Single drainer stainless steel sink with mixer tap. Range of floor level units. Plumbed for washing machine. Fully tiled floor. Recessed ceiling spot lights. Large splashback area. Shower cubicle with dry off area & Triton T80xr electric shower unit. Fitted unit with compressor for well.
Sauna	1.93 m x 2.4 m	Seating bench & slide out second bench.
Studio	8.88 m x 4 m	Pine flooring. Pine ceiling. Three velux windows. Recessed spot lights. TV point. Traditional cottage style plaster walls & porthole window. Large storage area in eaves.
Boiler House		Fire Bird boiler.
Workshop/Garage	4.25 m x 4.9 m	Double teak doors. Electric points. Concrete floor.

The property is situated on a mature 0.5 acre site with natural hedge grow & railed fencing. There is an entrance gate with gravelled driveway leading to the front of the property. Castlestone patio area to side & rear. To the rear there is a fish pond with waterfall & trellis area to front, railway sleeper background & a seating area with Liscannor stone steps. Garden to rear has been landscaped & is mainly laid to lawn with maturing plants, shrubs & trees. Extensive usage of railway sleepers. To the front there is a large garden area & sandstone patio area. The front offers panoramic views of surrounding countryside. The property itself is built of block construction with render & Limestone finish.

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



**Ballyadam,
Caherline,
Co. Limerick.**

Price
Region €259,000
Barrack House, O' Connell Avenue, Limerick. Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

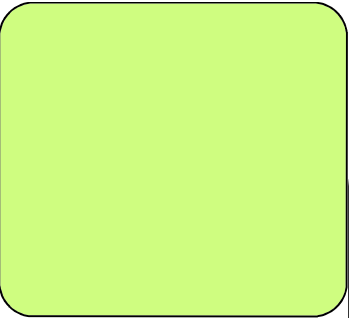
We are delighted to introduce this fantastic four bedroomed detached residence on a half acre of mature gardens & situated in a countryside retreat with panoramic views of the surrounding countryside.

The bright, airy & spacious accommodation comprises of entrance hallway, living room, kitchen/dining room, sun lounge, utility room, four bedrooms (main ensuite) & bathroom.

Outside the property is further enhanced by a detached unit containing a workshop, utility room, sauna & studio along with mature landscaped gardens. Other features include oil fired central heating/solid fuel central heating, well water, double glazed windows & Limestone facade.

Special Features

- * Detached
- * Double glazed windows
- * Landscaped gardens
- * Excellent condition
- * Oil fire central heating
- * 4 bedrooms
- * Ensuite
- * Septic tank on site
- * Private well with compressor unit
- * Detached garage/workshop
- * Seperate studio



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway		Solid mahogany door. Marble tiled porch. Inner hallway with pine flooring. Telephone point.
Living Room	5.1 m x 4.86 m 16'7" x 15'9"	Feature cast iron fireplace with driftwood pine surround. Pine flooring. Vaulted ceiling. Large picture bay window.
Kitchen/Dining Room	6.9 m x 4.54 m 22'6" x 14'9"	Feature solid pine kitchen with ample array of eye & floor level units, 4 cutlery drawers, display cabinets. Single drainer 1 1/2 bowl stainless steel sink unit with mixer tap. Zanussi double oven. Four plate ceramic hob. Carved extractor hood. Integrated dishwasher. Pull out ironing drawe. Feature limestone fire place ceiling to floor height with a wood burning stove with back boiler. Fully tiled floor. Double glazed sliding patio door to rear garden. Opening to sun lounge.
Utility Room	2.58 m x 1.6 m 8'5" x 8'4"	Single drainer stainless steel sink unit with mixer tap. Eye & floor level units. Integrated fridge freezer. Tiled floor. Door to rear.
Sun Lounge	4 m x 2.63 m 13'1" x 8'6"	Timber floor.Pine ceiling with sunken ceiling spot lights & solid pine floor.
Bedroom 1	2.88 m x 2.75 m 9'5" x 9'02"	Pine flooring.
Bedroom 2	2.96 m x 2.74 m 9'7" x 9'	Pine flooring. Fitted wardrobes.
Bedroom 3	3.56 m x 2.74 m 11'7" x 9'	Pine flooring. Fitted wardrobes.
Bedroom 4	4.54 m x 3.3 m 14'9" x 10'8"	Pine flooring. Wall to wall fitted wardrobes with overhead presses. vanity unit with 3 drawers.
Ensuite	4.54 m x 3.3 m 14'9" x 10'8"	Fully tiled shower with Triton T90si electric shower. W.C. Wash hand basin. Fully tiled floor & part tiled walls. Access to partially floored attic via Stira staircase.
Bathroom	3.35 m x 2.02 m 11' x 6'6"	Jacuzzi bath with mixer taps. Tiled bath surround. WC Wash hand basin. Fully tiled shower cubicle with Mira Event pump shower. Fully tiled floor. Extra large hotpress with dual immersion & double tank.