



**FOR SALE BY PRIVATE TREATY**

**CAPPANTYMORE,  
MEELICK,  
CO. CLARE, V94D3H6**

**PRICE: €270,000.**

**BER D2**





## DESCRIPTION

We are delighted to offer for sale this detached bungalow on c. half acre of mature gardens. The property is located in a lovely country setting yet within a short drive to Limerick City and all its amenities.

Accommodation comprises of entrance porch, entrance hall, living room, dining room, kitchen, four bedrooms main ensuite and bathroom.

Outside the property has a half-acre of mature gardens which are well stocked with shrubs, plants and trees. There is a detached workshop c. 26 Sq. M. and also a steel tech shed.

A viewing is highly recommended.



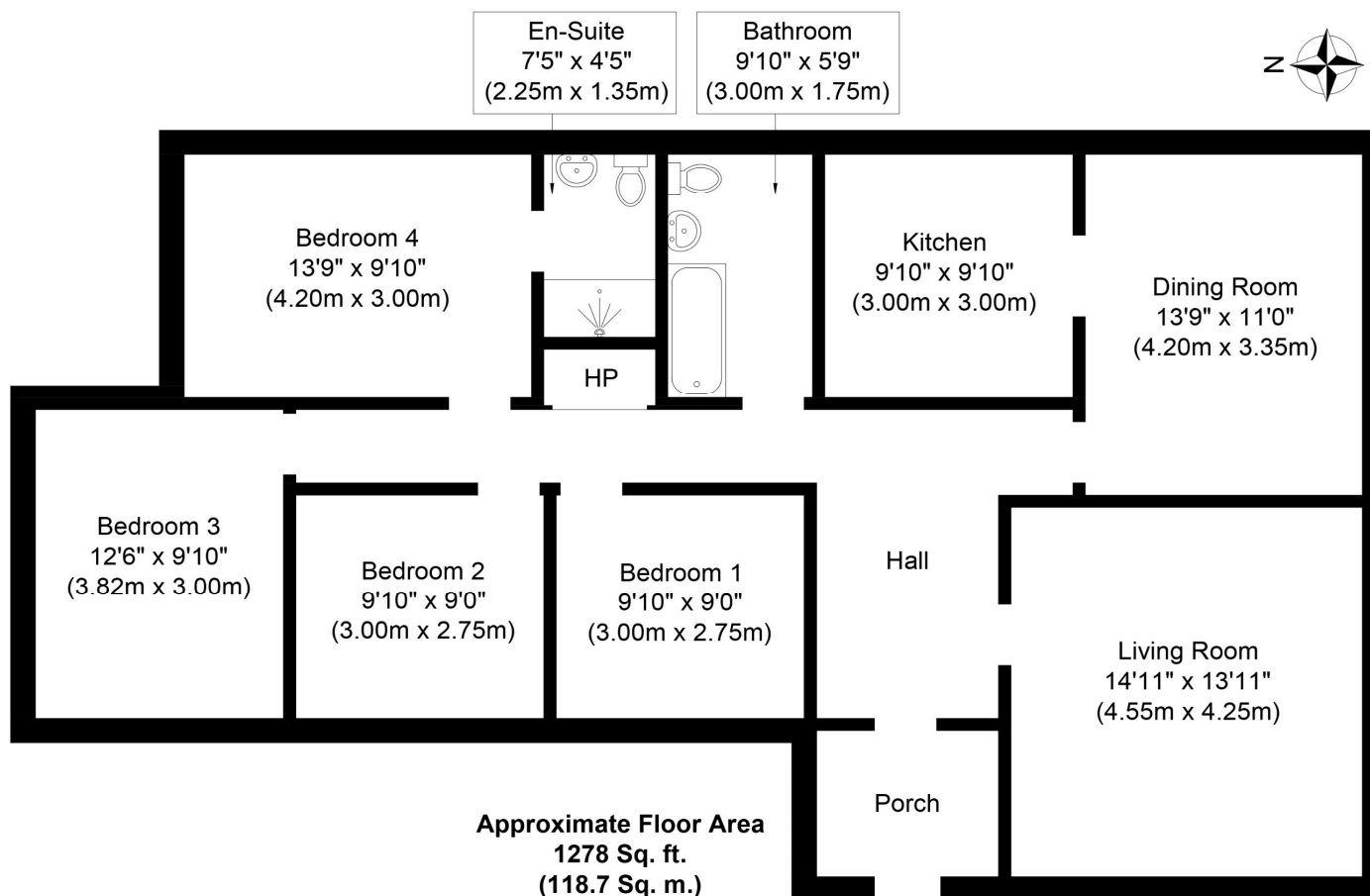


## SPECIAL FEATURES

Detached  
 C. half acre  
 Oil fired central heating  
 Double glazed windows  
 Alarm  
 Well water and septic tank  
 Large garden shed c. 36 sq. m.  
 Steel tech shed  
 Four double bedrooms  
 Ensuite

## ACCOMMODATION

- **Entrance Porch** Bronze aluminium sliding storm porch door. Tiled floor. Porch light.
- **Entrance Hallway** Hardwood entrance door. Tiled floor. Alarm point. Cloaks closet. Telephone point.
- **Living Room** Feature stone fireplace with Liscannor stone hearth. TV cabinet. Display cabinets. Coving and Centrepiece. TV point.
- **Dining Room** Marble fireplace. Tiled floor. Centrepiece and coving.
- **Kitchen** Ample array of eye and floor level units. Four cutlery drawers. One and half bowl stainless steel sink unit with mixer tap. Whirlpool integrated dishwasher. Hotpoint double oven and four plate ceramic hob. Sabor extractor fan fitted in carved extractor hood. Tiled floor. Part tiled walls. Recessed lighting. Coving. Bronze aluminium glass panelled door to rear garden.
- **Inner hallway**
- **Bathroom** Jacuzzi bath. Glass shower door. Triton electric shower. W.C. Wash hand basin.  
  
Fully tiled walls and floor.
- **Bedroom 1** Fitted wardrobes. Timber flooring.
- **Bedroom 2** Fitted wardrobes. Timber flooring.
- **Bedroom 3** Fitted wardrobes. Timber flooring.
- **Bedroom 4** Fitted mirrored sliderobes. Timber flooring.
- **Ensuite** Modern fitted ensuite. Shower cubicle with glass shower door and Mira Elite 2 electric shower. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor.
- **Outside** Walled front garden with sweeping driveway to the front and rear of the property. Mature gardens with a variety of plants, shrubs and trees extending to approximately half acre. Steel tech shed 3m x 2m. Large garden shed built of block construction, pitched and tiled roof, divided in two units and overall measuring 6m x 6m.



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.

Copyright V360 Ltd 2021 | [www.houseviz.com](http://www.houseviz.com)

## PRICE

PRICE: €270,000

## DIRECTIONS

Google Map: V94D3H6

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

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.