

PROPERTY PARTNERS

de Courcy O'Dwyer

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**Garrynacurra,
Ballymorris, Cratloe,
Co. Clare.**

We are delighted to offer for sale this magnificent detached dormer styled residence which comes to the market in showhouse condition. The property built C. 2005 offers the discerning purchaser approx. 237 sq. mtrs. C. 2,550 sq. ft. of accommodation on grounds of C. 1/2 acre. This architecturally designed house has a unique and attractive layout with bright and spacious accommodation throughout.

Outside the property is enhanced with well landscaped and stocked gardens and a detached garage / workshop to the side of the property.

The property is accessed via electronic wrought iron gates and comprises of entrance hallway, living room, family room, kitchen / dining room, sun lounge, utility room, guest w.c., 4 bedrooms (3 ensuite), bathroom, office / bedroom 5 and gallery.

A viewing of this property is highly recommended.

Price

Region €410,000

Barrack House, O'Connell Avenue, Limerick
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Accommodation

Accommodation	Size	Description
Entrance Hallway	7.3m x 3m 24' x 10'	Hardwood entrance door with frosted stained and leaded insets. Fully tiled floor. Centre piece and coving. Recessed lighting. Alarm point. Telephone point. Ornate radiator cover.
Inner Hallway	4.9m x 1.1m 16' x 4'	Coving. Recessed lighting. Ornate radiator cover. Tiled floor.
Guest w.c.	2.45m x 2m	W.C. Wash hand basin and tiled floor.
Living Room	7.2m x 4.7m 23'6" x 15'4"	Living room is accessed via double doors from inner hallway. Feature fireplace. Solid timber flooring. T.V. point. Double height vaulted ceiling. Recessed lighting. Gallery room above.
Family Room	5m x 5.1m 16'4" x 16'7"	Centrepiece and coving. Feature marble fireplace with marble hearth. Solid timber flooring opening to
Kitchen / Dining Room	7.22m x 4.87m 23'7" x 15'9"	Spacious and modern fitted kitchen with an array of eye and floor level units. Four cutlery drawers. Fitted wine rack. Belfast sink with mixer tap. Solid timber worktop space with Intergrated Bosch Diswasher, tiled splashback area, Waterford electric oven with five plate ceramic hob, Waterford extractor fan and stainless steel splashback area. Centre Island with underneath drawer and presses and solid timber worktop. Fully tiled floor. Ornate radiator cover. Double glazed French door to side and rear garden. Opening to
Sun Lounge	4m x 3.6m 13'1" x 11'8"	Solid timber flooring. Double glazed PVC French doors to rear patio and garden. Vaulted ceiling with recessed lighting. TV point.
Utility Room	3.2m x 2.55m 10'5" x 8'4"	Fitted utility room with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Worktop space. Plumbed for washing machine. Fully tiled floor. Hardwood door to rear garden with double glazed frosted inset.
Master Bedroom	4.6m x 4.9m 15'1" x 16'1"	Solid timber flooring. Centre piece and coving. T.V. point and telephone point.
Ensuite	2.85m x 1.85m 9'3" x 6'1"	Double shower unit with sliding shower door. W.C. and wash hand basin. Fully tiled walls and floor.

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Large landing area		Recessed lighting. Coving and large atrium skylight.
Bathroom	2.55m x 3.25m 8'4" x 10'7"	Corner bath unit. W.C. Wash hand basin. Shower cubicle with sliding shower door. Fully tiled floor. Part tiled walls. Fully tiled shower unit.
Bedroom 2	3.43m x 4m 11'3" x 13'1"	Timber flooring. T.V. point. Alarm point.
Walk in wardrobe		
Ensuite	1.75m x 2.42m 5'7" x 7'9"	Fully tiled shower cubicle. Mire elite 2 electric shower and sliding shower door. W.C. and wash hand basin. Tiled floor.
Bedroom 3	3.8m x 5m 12'5" x 16'4"	Solid timber flooring. T.V. point. Range of fitted pine wardrobes, drawers and cabinet.
Ensuite Shower Room	2.3m x 1.25m 7'5" x 4'10"	Fully tiled shower cubicle with sliding door. W.C. and wash hand basin. Fully tiled floor.
Bedroom 4	4m x 3.6m 13'1" x 11'8"	Solid timber flooring. Range of fitted pine units. Drawer and cabinet. Telephone point.
Bedroom 5 / Office	2.82m x 2.4m 9'3" x 7'8"	Solid timber flooring. Fitted wardrobe.
Gallery Room / T.V Room.	3.25m x 4m 10'7" x 13'12"	Solid timber flooring. Railed balcony overlooking main sitting room.

Special Features

- * Detached
- * C. 1/2 acre
- * Double glazed woodgrain PVC windows throughout
- * Oil fired central heating
- * Detached garage
- * 5 bedrooms
- * Showhouse condition throughout
- * Superb spacious kitchen
- * Landscaped and well stocked gardens
- * Well proportioned rooms and high ceilings throughout
- * Guest w.c.
- * 3 ensuites
- * Utility room
- * Easy access to Limerick City, Shannon Airport, Ennis and Galway via the N18 dual carrig way and motorway
- * **BER Rating: C1**



Outside

Excellent landscaped and stocked gardens of C. 1/2 acre. There is a walled and electric wrought iron entrance gate leading to a tarmacadammed driveway. South facing rear garden which is mainly laid to lawn with extensive paved patio area. Boundaries of the property are fenced and have maturing laurel hedges fronting same. Outside tap and lights.

Detached garage (C. 4.8m x 4m) with double woodgrain PVC entrance doors. Loft area with access via stairs staircase. Garage is fully connected to power and has a separate side entrance door.



Viewing strictly by appointment

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