



**FOR SALE**

**2 GORT LOMIE,  
CLONLARA,  
CO. CLARE V94H96H**

**PRICE: €170,000**

**BER C2**





## DESCRIPTION

We are delighted to present for sale this fine three bedroomed property located in the hearth of Clonlara Village and within close proximity to Limerick city and all its amenities.

The property which is presented in excellent condition comprises of entrance hallway, guest W.C., living room, kitchen / dining room, three bedrooms main ensuite and bathroom.

Outside the property has a front garden and a rear garden with vehicular access.

Viewing is highly recommended.





## SPECIAL FEATURES

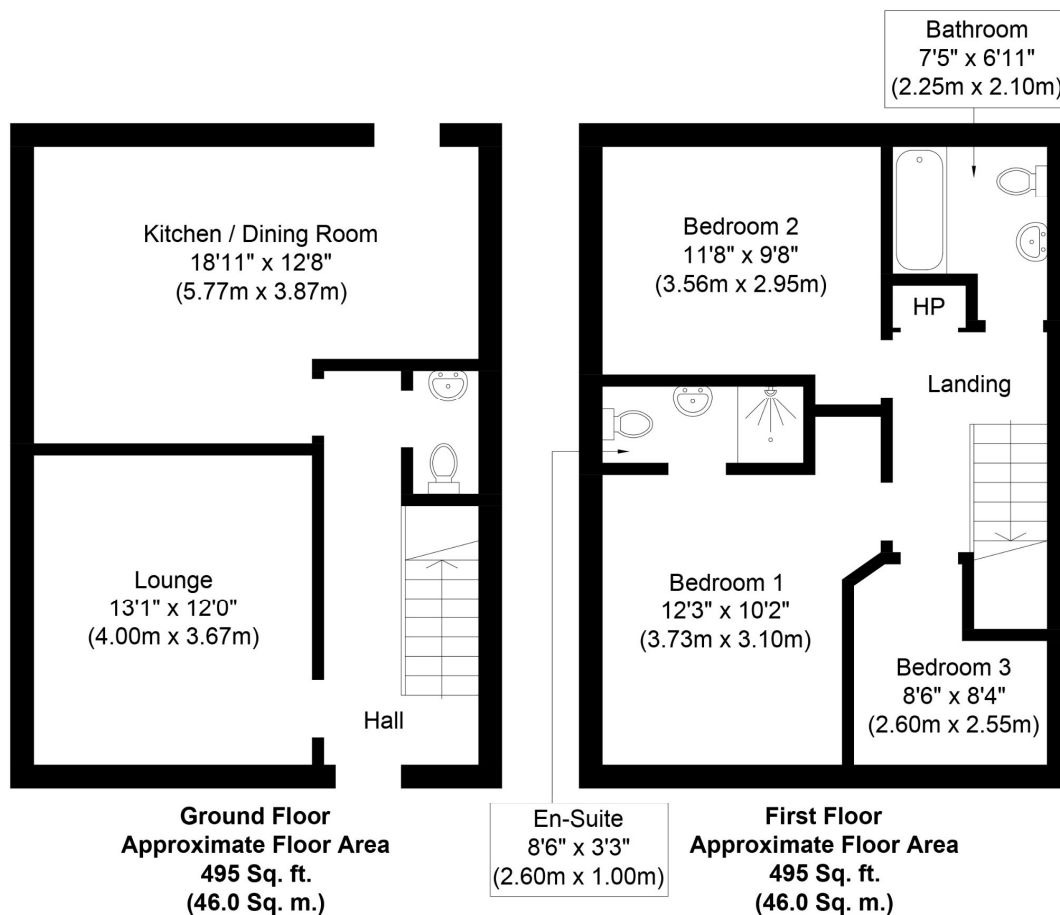
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Mid terrace  
 Double glazed windows  
 Oil fired central heating  
 Alarm  
 Three bedrooms  
 Vehicular access to the rear  
 Excellent condition  
 Positioned in Clonlara village

## ACCOMMODATION

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- |                                |  |
|--------------------------------|--|
| • <b>Entrance Hallway</b>      | Hardwood entrance door. Alarm point.   |
| • <b>Guest W.C.</b>            | Toilet. Wash hand basin. Tiled floor. Extractor fan.   |
| • <b>Living Room</b>           | Feature cast iron fireplace with marble hearth and ornate surround. TV point. Telephone point.   |
| • <b>Kitchen / Dining Room</b> | Fitted kitchen with array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Beko electric oven and four plate hob. Extractor fan. Plumbed for dishwasher. Plumbed for washing machine. Door to rear garden. |
| • <b>Upstairs</b>              |  |
| • <b>Bedroom 1</b>             | TV point.  |
| • <b>Ensuite</b>               | Shower cubicle with Galaxy electric shower. W.C. Wash hand basin. Extractor fan. Fully tiled walls and floor.  |
| • <b>Bedroom 2</b>             | TV point.  |
| • <b>Bedroom 3</b>             |  |
| • <b>Bathroom</b>              | Bath. W.C. Wash hand basin. Fully tiled walls and floor.   |
| • <b>Landing</b>               | Hotpress. Dual immersion.  |
| • <b>Outside</b>               | Enclosed rear garden mainly laid to lawn. Garden shed. Wooden fence. Front garden part lawned. Vehicular access to the rear for parking.   |



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.

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## PRICE

€170,000

## DIRECTIONS

V94H96H

## 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.