



**FOR SALE BY PRIVATE TREATY**

**4 TONVILLE,  
CASTLECONNELL,  
CO. LIMERICK V94H59Y**

**PRICE: €400,000**

**BER C3**



## DESCRIPTION

We at Property Partners de Courcy O'Dwyer are delighted to bring no. 4 Tonville to the market. No. 4 which is presented in stunning condition offers extensive accommodation as well as having beautifully maintained front and rear gardens.

This delightful property located in the picturesque village of Castleconnell which in turn is in close proximity to Limerick city and all the amenities both the village and city has to offer.

This walk-in to property offers accommodation comprised of entrance hallway, family room, living room, kitchen, dining room, bathroom and 4 bedrooms with 2 ensuite.

A viewing of this property is highly recommended.



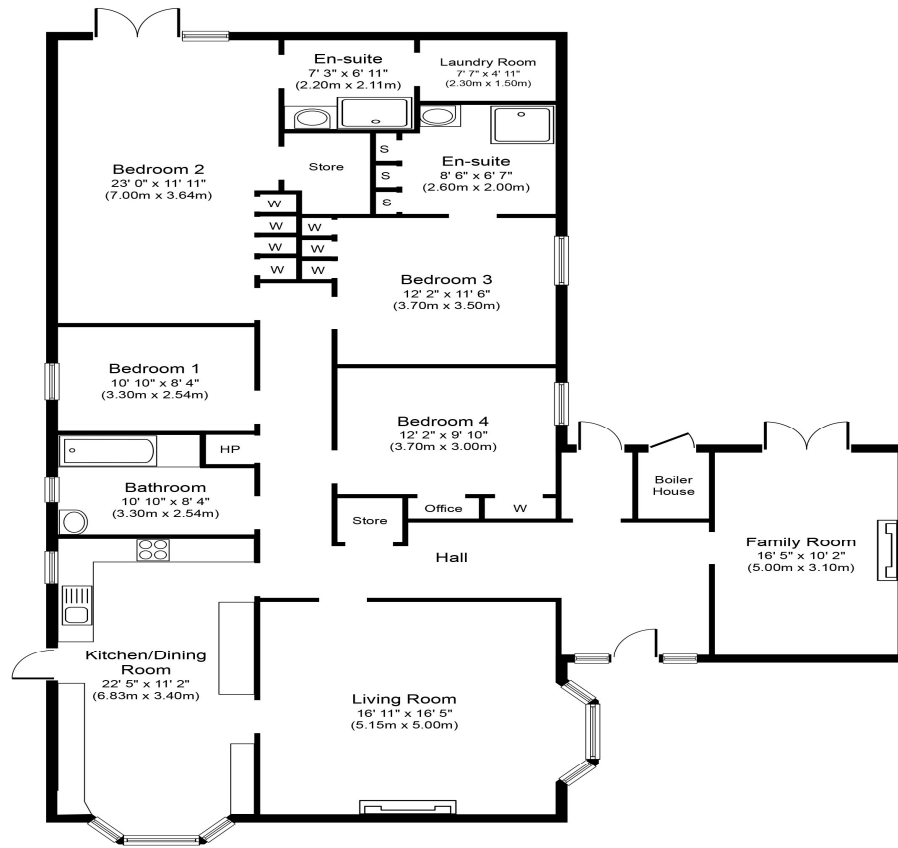


## SPECIAL FEATURES

Detached  
 Gas fired central heating  
 Triple glazed and double glazed windows  
 Triple glazed front door & french doors  
 Alarm  
 Solid mahogany floors  
 Beautifully landscaped front and rear gardens  
 Cul de sac setting  
 Bathroom and two ensuites  
 Off street parking  
 Floor area C. 2,000 Sq. Ft.

## ACCOMMODATION

- Entrance Hall**  
 Composite entrance door with triple glazed glass inset. Solid African mahogany flooring. Rear hall with door to rear garden. Large storage closet. Stira staircase leading to attic which is floored and shelved.
- Family Room**  
 Feature cast iron fireplace with tiled inset and solid fuel stove. Solid African mahogany flooring. Triple glazed french doors to rear garden. TV point.
- Living Room**  
 Feature fire place with solid fuel stove. Solid mahogany flooring. Coving. Recessed lighting. Bay windows with window seats.
- Kitchen / Dining Room**  
 Fully fitted kitchen with ample array of eye and floor level units. Display cabinets. Granite worktop space. Solid mahogany flooring. Recessed lighting. Bay window with window seat. Double glazed PVC door to side and rear garden.
- Bathroom**  
 Bath. W.C. Wash hand basin. Tiled and mirrored walls. Solid mahogany flooring.
- Bedroom 1**  
 Recessed lighting.
- Bedroom 2 (Master Bedroom)**  
 Range of fitted wardrobes. Recessed lighting. Coving. Solid mahogany flooring. Walk in wardrobe.
- Ensuite**  
 Shower with Mira Sport Electric shower. W.C. Wash hand basin in vanity unit. Tiled floor. Coving. Recessed lighting. Door leading from ensuite to...
- Laundry Room**  
 Plumbed for washing machine and vented for dryer. Fitted presses and shelving. Tiled floor.
- Bedroom 3**  
 Range of fitted wardrobes. Coving.
- Ensuite / Shower Room**  
 Fully tiled shower cubicle. Tiled floor. Part tiled walls. W.C. Wash hand basin in vanity unit. Fitted presses with louvre doors.
- Bedroom 4**  
 Solid mahogany flooring. Recessed lighting. Range of fitted wardrobes. Office desk with overhead shelving.
- Outside**  
 Walled front garden. Driveway. Front garden is superbly stocked with a variety of plants, shrubs and flowers and has been enhanced with sandstone flags, raised gravelled beds with brick surround and a curving brick wall adjacent to the driveway. Gated side entrance to both sides. Outside to the rear there is a fully walled and private garden beautifully landscaped again fully stocked with a variety of plants, shrubs, flowers and herb garden. The rear garden has a meandering Liscannor stone path. There are a number of raised beds with red brick surrounds, patio area, and a pond with a water feature. Fitted barbeque. Coal and timber shed. There is also a flagged courtyard with a raised water feature. Seating area. Outside light and taps.



**Approximate Floor Area**  
**1,973 sq. ft.**  
**(183.3 sq. m.)**

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

€430,000

## DIRECTIONS

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer  
Geoffrey de Courcy

## Contact Agent

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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.