



FOR SALE BY PRIVATE TREATY

**ISLANDUANE,
MUNGRET,
CO.LIMERICK V94R66E**

PRICE: €380,000



DESCRIPTION

We are delighted to introduce for sale this recently refurbished detached family home on c. 0.5 acres ideally located within close proximity to Mungret Village and only a short drive to Limerick City. This fine property is currently laid out as a four bedroom home with a one bedroomed self contained unit offering the discerning purchaser a number of options depending on their requirements.

Accommodation of the main residence comprises of entrance hallway, living room, kitchen / dining room, sun lounge, 4 bedrooms main ensuite and shower room. The self contained unit is a continuation of the main residence internally, however also has its own separate entrance, accommodation of which comprises entrance hallway, kitchen/dining room, shower room and bedroom.





SPECIAL FEATURES

- Detached
- c. 0.5 acres
- Oil fired heating and condensor boiler heating
- Double glazed windows
- 4 bedrooms
- 1 bed self contained unit
- Excellent condition
- Sun lounge extension
- Patio / Barbeque area
- Workshop
- Close proximity to Mungret Village, Raheen Indl Est, UHL & the Crescent S.C
- C. 6km to Limerick City Centre

ACCOMMODATION

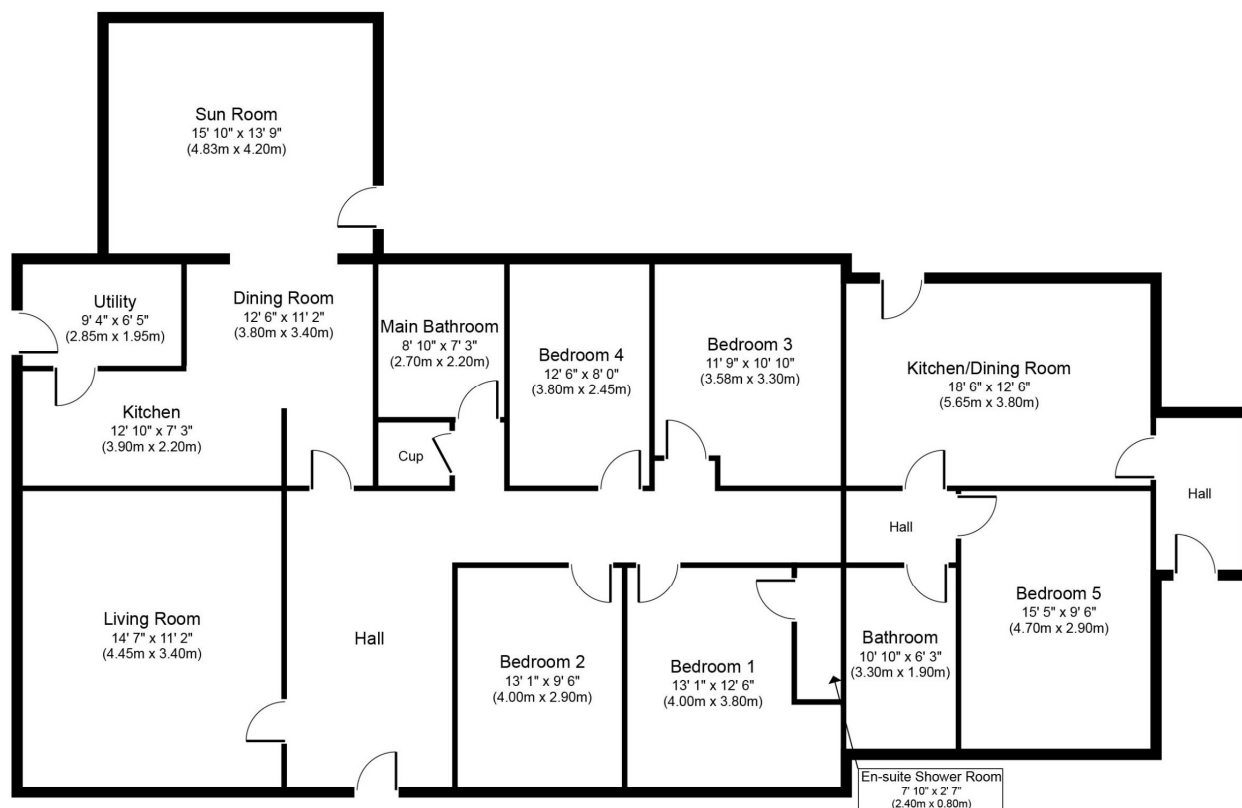
- **Entrance Hall** White aluminium entrance door with double glazed insets. Solid oak flooring. Telephone point. Cloaks Closet. Hotpress with dual immersion.
- **Living Room** Feature cast iron fireplace with tiled inset marble hearth and ornate surround. Solid oak flooring. TV point.
- **Kitchen/Dining Room** Modern fitted kitchen with ample array of eye and floor level units. Single drainer 1 and half bowl stainless steel sink unit with mixer tap. Neff 5 plate gas hob. Extractor fan. Neff double oven. Recessed lighting. Solid oak floor. Integrated fridge freezer. Stanley oil fired stove.
- **Utility Room** Plumbed for washing machine. Vented for dryer. Range of fitted eye & floor level presses and open shelving. White aluminium door to rear with double glazed frosted inset.
- **Sun Lounge** Vaulted pine ceiling with 2 Velux windows. Free standing solid fuel stove. Tiled floor. Double glazed French door to rear garden. TV point.
- **Bedroom 1** Fitted wardrobe. Timber flooring.
- **Shower Room** Power shower. W.C. Double wash hand basin in vanity unit. Recessed lighting. Fully tiled walls & floor. Glass shower door.
- **Bedroom 2** Fitted slide robes with mirrored front. Timber flooring. TV point.
- **Ensuite** Fully tiled walls & floor. Triton T90 Z electric power shower.
- **Bedroom 3** Fitted wardrobes. Timber flooring.
- **Bedroom 4** Range of fitted wardrobes. Timber flooring.

Self-Contained section of the house comprises of:

- **Wet Room** Power shower. W.C. Wash hand basin in vanity unit. Fully tiled walls & floor.
- **Kitchen / Utility** Modern fitted kitchen with array of eye and floor level units. Plumbed for dishwasher. Single drainer stainless steel sink unit. Tiled splashback. Plumbed for washing machine. Free standing Esel solid fuel stove. Tiled floor. Double glazed sliding patio door to rear garden.
- **Bedroom 5** Fitted wardrobes. Cast iron fireplace. Timber flooring.
- **Separate entrance hallway** White aluminium entrance door. Tiled floor.

Attic Stira stair case to attic which has been converted. Fully slabbed, plastered, 2 Velux windows, floored currently used as storage.

Outside Front garden walled to the front with tarmacdam driveway. Rear garden mainly laid to lawn. Patio area / barbeque area. Recently installed deck and astro turf garden. Large workshop with power is fully tiled and insulated.



Approximate Floor Area
2,334 sq. ft.
(216.8 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

€380,000

VIEWING DETAILS

By appointment only

DIRECTIONS

Proceed to Mungret Village and at that roundabout take a left turn. Pass Mungret Regional football Club and continue for 0.8 km. Take a right-hand turn and proceed for 1km and the property is on the right-hand side.

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