



FOR SALE BY PRIVATE TREATY

**MORNANE HOUSE,
MOUNT CATHERINE,
CLONLARA,
CO. CLARE V94Y9NT**

PRICE: €350,000



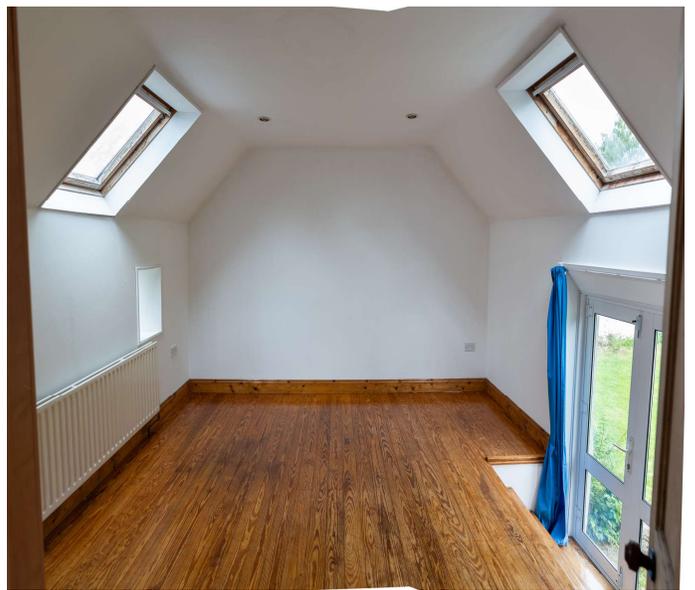


DESCRIPTION

We are delighted to present for sale this traditional farm house dating from the late nineteenth century with many attractive features. The property has been renovated and extended over the last thirty-five years.

Accommodation comprises of entrance porch, living room / dining room, sitting room, kitchen, glazed link unit / dining room, shower room, family room, four bedrooms and bathroom. Outside the property extends to c. 0.5 acres with large garden area, polytunnel, workshop and mature trees.

The property has been occupied until recently and should now qualify for the current SEAI retrofitting grant options.



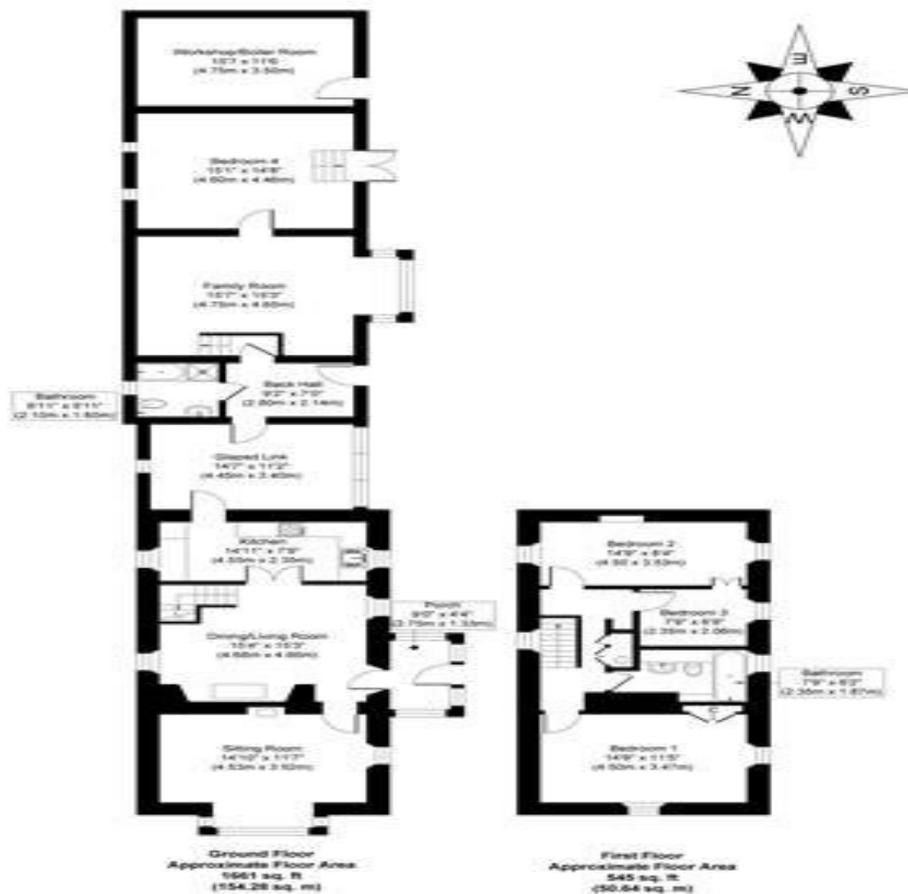


SPECIAL FEATURES

Detached
Oil fired central heating
Fibre broadband
Mains water
Waste water treatment plant (Bio cycle type)
Mature Gardens
Limerick City c. 7km
University of Limerick c. 3km
Easy commute to Limerick City, TUS Moylish Campus & LSAD.
Easy access to Dublin via M7 at Birdhill or to Castleconnell and to Shannon, Galway via M18

ACCOMMODATION

- **Entrance Porch** Tiled porch. Glass roof. Double glass panelled doors to
- **Living Room / Dining Room** Tiled floor. Rayburn stove.
- **Sitting Room** Cast iron fireplace with original timber surround and solid fuel stove. Tiled floor. TV point. Bay picture window. Timber panelled ceiling.
- **Kitchen** Modern fitted maple shaker style with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dish washer. Tiled floor. Breakfast counter.
- **Glazed link / Dining Room** Vaulted pine ceiling. Tiled floor. 2 x sliding patio doors to garden.
- **Back Hall** Separate entrance door.
- **Shower Room** Fully tiled shower cubicle with Triton electric shower. W.C. Wash hand basin. Tiled floor. Plumbed for washing machine.
- **Family Room** Varnished pine floor. Picture bay window.
- **Bedroom 4** Varnished pine floor. Recessed lighting. French doors to garden. 2 x Velux windows.
- **Bedroom 1** Feature high ceiling. TV point. Fitted wardrobe.
- **Bathroom** Bath. W.C. Wash hand basin. Mirrored sliding presses. Varnished floor. Heated towel rail.
- **Bedroom 2** Feature cast iron fire place with ornate surround. Wash hand basin. Feature high ceiling.
- **Bedroom 3** Open shelving.
- **Outside** The property is accessed through double original wrought iron gates leading to a sweeping gravelled driveway. The property sits on c. 0.5 acres and has mature lawned gardens with a variety of trees, hedging, plants and flowers. Polytunnel. Outside shed with boiler house c. 4.65 x 3.5.



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 2022 | www.houseviz.com

PRICE

€350,000

DIRECTIONS

Google Map: V94Y9NT

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

**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.



FOR SALE BY PRIVATE TREATY

**MORNANE HOUSE,
MOUNT CATHERINE,
CLONLARA,
CO. CLARE V94Y9NT**

PRICE: €350,000



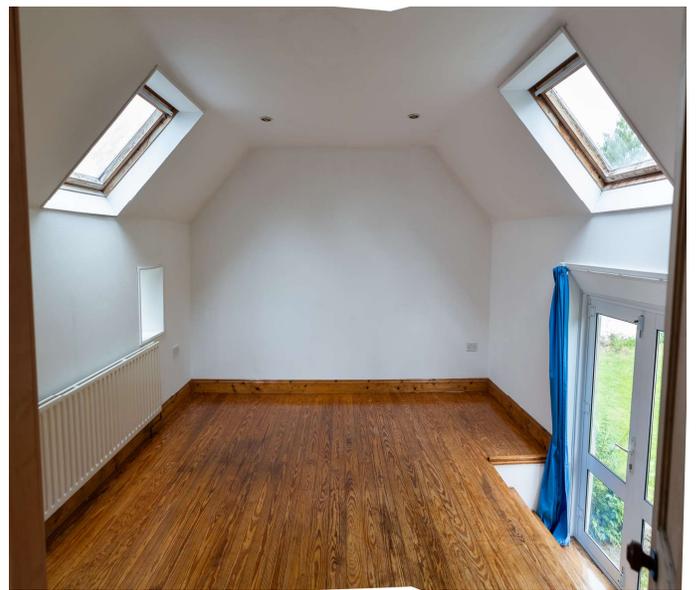


DESCRIPTION

We are delighted to present for sale this traditional farm house dating from the late nineteenth century with many attractive features. The property has been renovated and extended over the last thirty-five years.

Accommodation comprises of entrance porch, living room / dining room, sitting room, kitchen, glazed link unit / dining room, shower room, family room, four bedrooms and bathroom. Outside the property extends to c. 0.5 acres with large garden area, polytunnel, workshop and mature trees.

The property has been occupied until recently and should now qualify for the current SEAI retrofitting grant options.



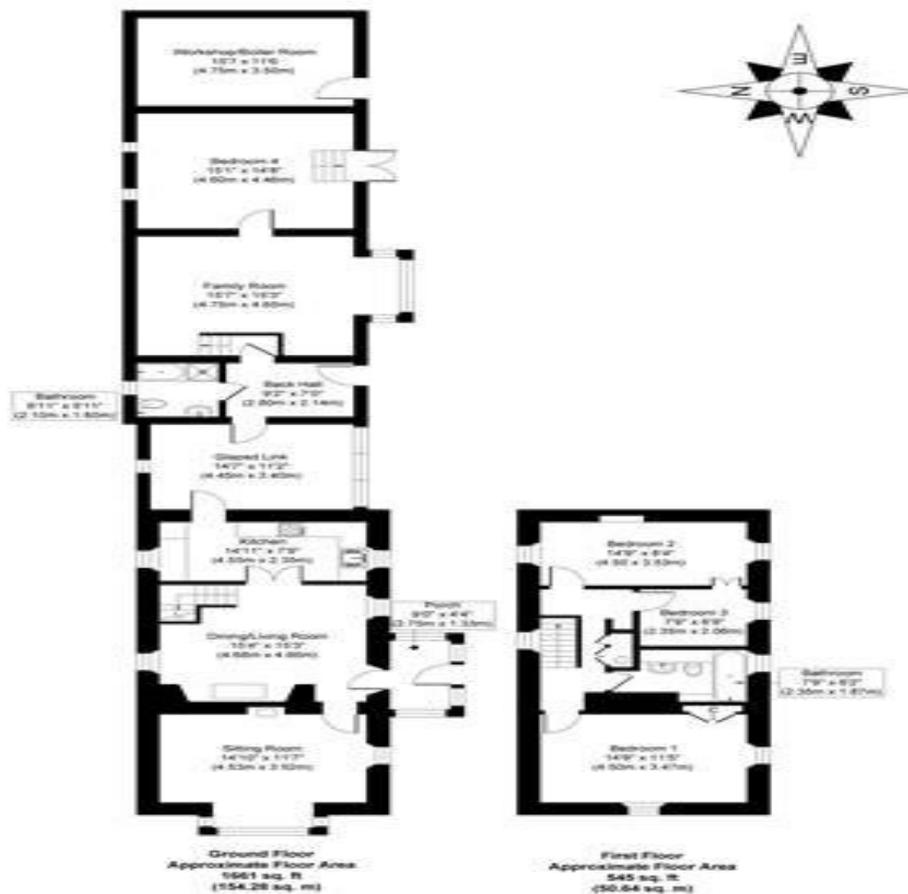


SPECIAL FEATURES

- Detached
- Oil fired central heating
- Fibre broadband
- Mains water
- Waste water treatment plant (Bio cycle type)
- Mature Gardens
- Limerick City c. 7km
- University of Limerick c. 3km
- Easy commute to Limerick City, TUS Moylish Campus & LSAD.
- Easy access to Dublin via M7 at Birdhill or to Castleconnell and to Shannon, Galway via M18

ACCOMMODATION

- Entrance Porch** Tiled porch. Glass roof. Double glass panelled doors to
- Living Room / Dining Room** Tiled floor. Rayburn stove.
- Sitting Room** Cast iron fireplace with original timber surround and solid fuel stove. Tiled floor. TV point. Bay picture window. Timber panelled ceiling.
- Kitchen** Modern fitted maple shaker style with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dish washer. Tiled floor. Breakfast counter.
- Glazed link / Dining Room** Vaulted pine ceiling. Tiled floor. 2 x sliding patio doors to garden.
- Back Hall** Separate entrance door.
- Shower Room** Fully tiled shower cubicle with Triton electric shower. W.C. Wash hand basin. Tiled floor. Plumbed for washing machine.
- Family Room** Varnished pine floor. Picture bay window.
- Bedroom 4** Varnished pine floor. Recessed lighting. French doors to garden. 2 x Velux windows.
- Bedroom 1** Feature high ceiling. TV point. Fitted wardrobe.
- Bathroom** Bath. W.C. Wash hand basin. Mirrored sliding presses. Varnished floor. Heated towel rail.
- Bedroom 2** Feature cast iron fire place with ornate surround. Wash hand basin. Feature high ceiling.
- Bedroom 3** Open shelving.
- Outside** The property is accessed through double original wrought iron gates leading to a sweeping gravelled driveway. The property sits on c. 0.5 acres and has mature lawned gardens with a variety of trees, hedging, plants and flowers. Polytunnel. Outside shed with boiler house c. 4.65 x 3.5.



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 2022 | www.houseviz.com

PRICE

€350,000

DIRECTIONS

Google Map: V94Y9NT

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

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.



FOR SALE BY PRIVATE TREATY

**MORNANE HOUSE,
MOUNT CATHERINE,
CLONLARA,
CO. CLARE V94Y9NT**

PRICE: €350,000



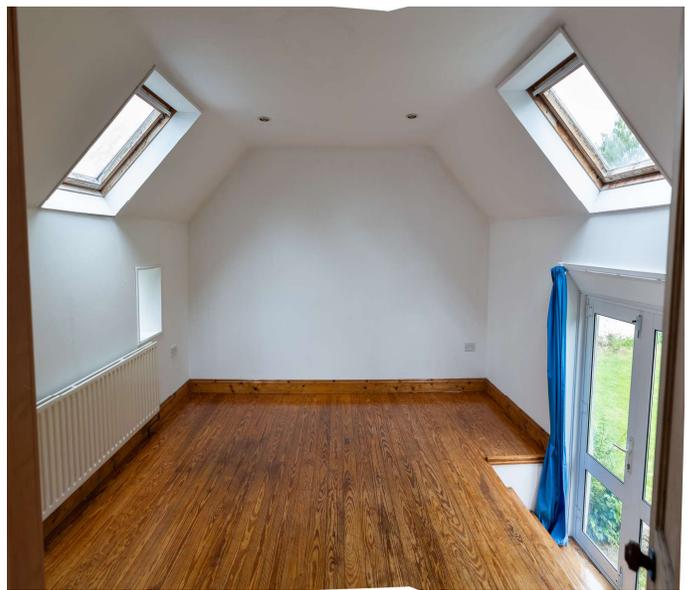


DESCRIPTION

We are delighted to present for sale this traditional farm house dating from the late nineteenth century with many attractive features. The property has been renovated and extended over the last thirty-five years.

Accommodation comprises of entrance porch, living room / dining room, sitting room, kitchen, glazed link unit / dining room, shower room, family room, four bedrooms and bathroom. Outside the property extends to c. 0.5 acres with large garden area, polytunnel, workshop and mature trees.

The property has been occupied until recently and should now qualify for the current SEAI retrofitting grant options.



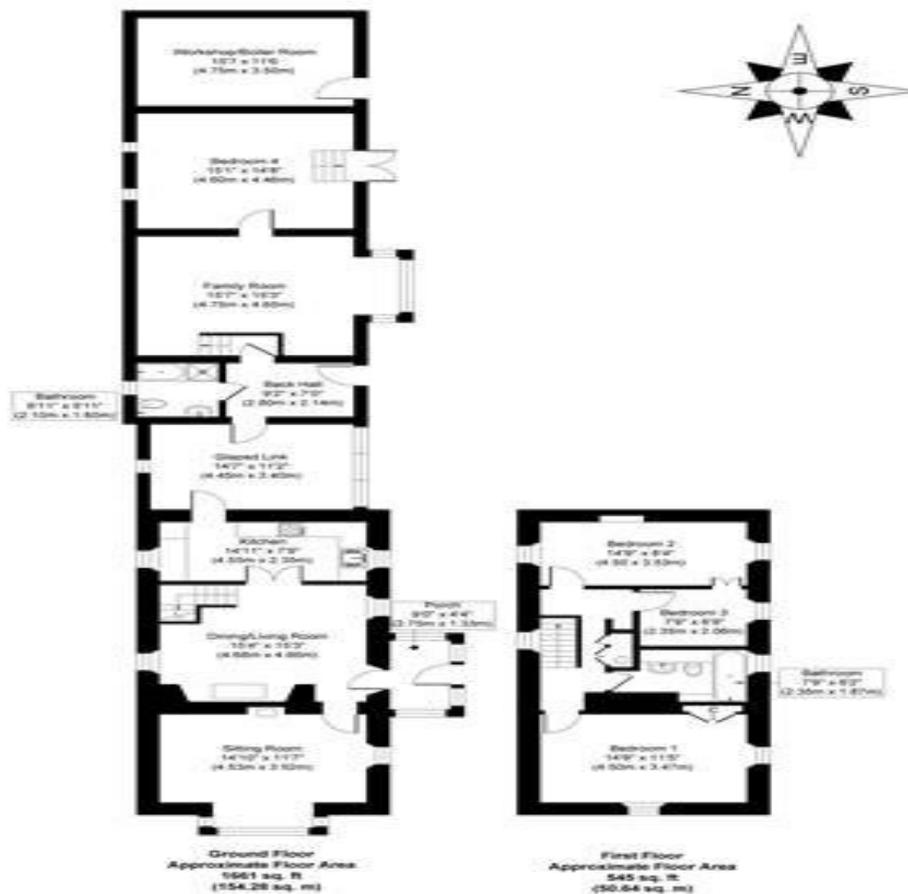


SPECIAL FEATURES

Detached
Oil fired central heating
Fibre broadband
Mains water
Waste water treatment plant (Bio cycle type)
Mature Gardens
Limerick City c. 7km
University of Limerick c. 3km
Easy commute to Limerick City, TUS Moylish Campus & LSAD.
Easy access to Dublin via M7 at Birdhill or to Castleconnell and to Shannon, Galway via M18

ACCOMMODATION

- **Entrance Porch** Tiled porch. Glass roof. Double glass panelled doors to
- **Living Room / Dining Room** Tiled floor. Rayburn stove.
- **Sitting Room** Cast iron fireplace with original timber surround and solid fuel stove. Tiled floor. TV point. Bay picture window. Timber panelled ceiling.
- **Kitchen** Modern fitted maple shaker style with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dish washer. Tiled floor. Breakfast counter.
- **Glazed link / Dining Room** Vaulted pine ceiling. Tiled floor. 2 x sliding patio doors to garden.
- **Back Hall** Separate entrance door.
- **Shower Room** Fully tiled shower cubicle with Triton electric shower. W.C. Wash hand basin. Tiled floor. Plumbed for washing machine.
- **Family Room** Varnished pine floor. Picture bay window.
- **Bedroom 4** Varnished pine floor. Recessed lighting. French doors to garden. 2 x Velux windows.
- **Bedroom 1** Feature high ceiling. TV point. Fitted wardrobe.
- **Bathroom** Bath. W.C. Wash hand basin. Mirrored sliding presses. Varnished floor. Heated towel rail.
- **Bedroom 2** Feature cast iron fire place with ornate surround. Wash hand basin. Feature high ceiling.
- **Bedroom 3** Open shelving.
- **Outside** The property is accessed through double original wrought iron gates leading to a sweeping gravelled driveway. The property sits on c. 0.5 acres and has mature lawned gardens with a variety of trees, hedging, plants and flowers. Polytunnel. Outside shed with boiler house c. 4.65 x 3.5.



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 2022 | www.houseviz.com

PRICE

€350,000

DIRECTIONS

Google Map: V94Y9NT

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

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.



FOR SALE BY PRIVATE TREATY

**MORNANE HOUSE,
MOUNT CATHERINE,
CLONLARA,
CO. CLARE V94Y9NT**

PRICE: €350,000



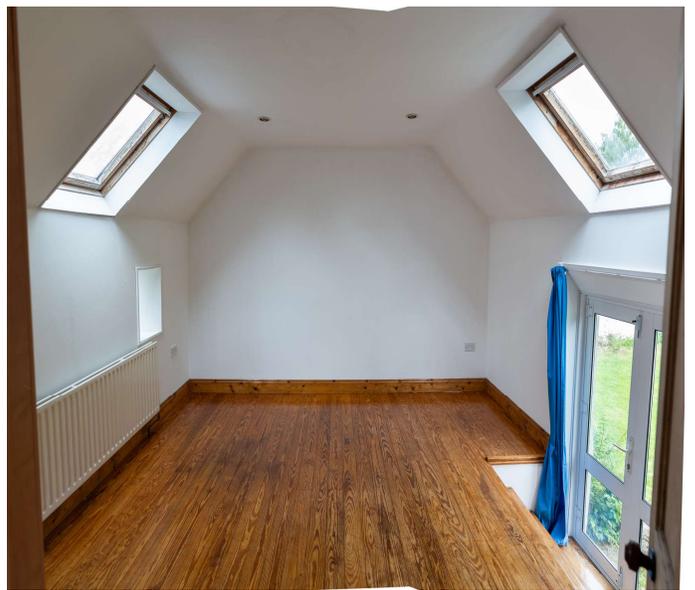


DESCRIPTION

We are delighted to present for sale this traditional farm house dating from the late nineteenth century with many attractive features. The property has been renovated and extended over the last thirty-five years.

Accommodation comprises of entrance porch, living room / dining room, sitting room, kitchen, glazed link unit / dining room, shower room, family room, four bedrooms and bathroom. Outside the property extends to c. 0.5 acres with large garden area, polytunnel, workshop and mature trees.

The property has been occupied until recently and should now qualify for the current SEAI retrofitting grant options.



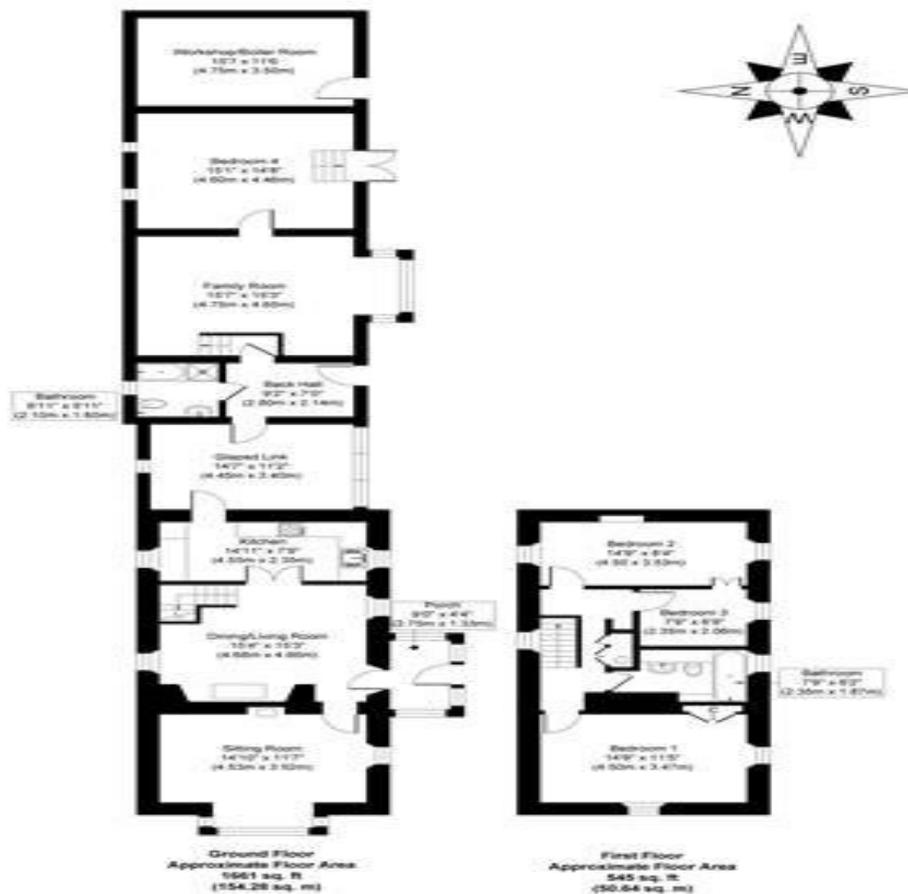


SPECIAL FEATURES

- Detached
- Oil fired central heating
- Fibre broadband
- Mains water
- Waste water treatment plant (Bio cycle type)
- Mature Gardens
- Limerick City c. 7km
- University of Limerick c. 3km
- Easy commute to Limerick City, TUS Moylish Campus & LSAD.
- Easy access to Dublin via M7 at Birdhill or to Castleconnell and to Shannon, Galway via M18

ACCOMMODATION

- Entrance Porch** Tiled porch. Glass roof. Double glass panelled doors to
- Living Room / Dining Room** Tiled floor. Rayburn stove.
- Sitting Room** Cast iron fireplace with original timber surround and solid fuel stove. Tiled floor. TV point. Bay picture window. Timber panelled ceiling.
- Kitchen** Modern fitted maple shaker style with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dish washer. Tiled floor. Breakfast counter.
- Glazed link / Dining Room** Vaulted pine ceiling. Tiled floor. 2 x sliding patio doors to garden.
- Back Hall** Separate entrance door.
- Shower Room** Fully tiled shower cubicle with Triton electric shower. W.C. Wash hand basin. Tiled floor. Plumbed for washing machine.
- Family Room** Varnished pine floor. Picture bay window.
- Bedroom 4** Varnished pine floor. Recessed lighting. French doors to garden. 2 x Velux windows.
- Bedroom 1** Feature high ceiling. TV point. Fitted wardrobe.
- Bathroom** Bath. W.C. Wash hand basin. Mirrored sliding presses. Varnished floor. Heated towel rail.
- Bedroom 2** Feature cast iron fire place with ornate surround. Wash hand basin. Feature high ceiling.
- Bedroom 3** Open shelving.
- Outside** The property is accessed through double original wrought iron gates leading to a sweeping gravelled driveway. The property sits on c. 0.5 acres and has mature lawned gardens with a variety of trees, hedging, plants and flowers. Polytunnel. Outside shed with boiler house c. 4.65 x 3.5.



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 2022 | www.houseviz.com

PRICE

€350,000

DIRECTIONS

Google Map: V94Y9NT

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

**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.



FOR SALE BY PRIVATE TREATY

**MORNANE HOUSE,
MOUNT CATHERINE,
CLONLARA,
CO. CLARE V94Y9NT**

PRICE: €350,000



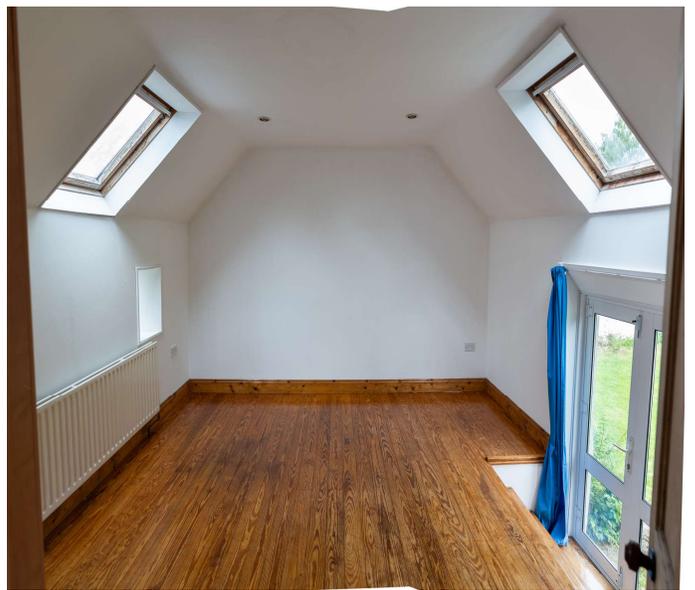


DESCRIPTION

We are delighted to present for sale this traditional farm house dating from the late nineteenth century with many attractive features. The property has been renovated and extended over the last thirty-five years.

Accommodation comprises of entrance porch, living room / dining room, sitting room, kitchen, glazed link unit / dining room, shower room, family room, four bedrooms and bathroom. Outside the property extends to c. 0.5 acres with large garden area, polytunnel, workshop and mature trees.

The property has been occupied until recently and should now qualify for the current SEAI retrofitting grant options.



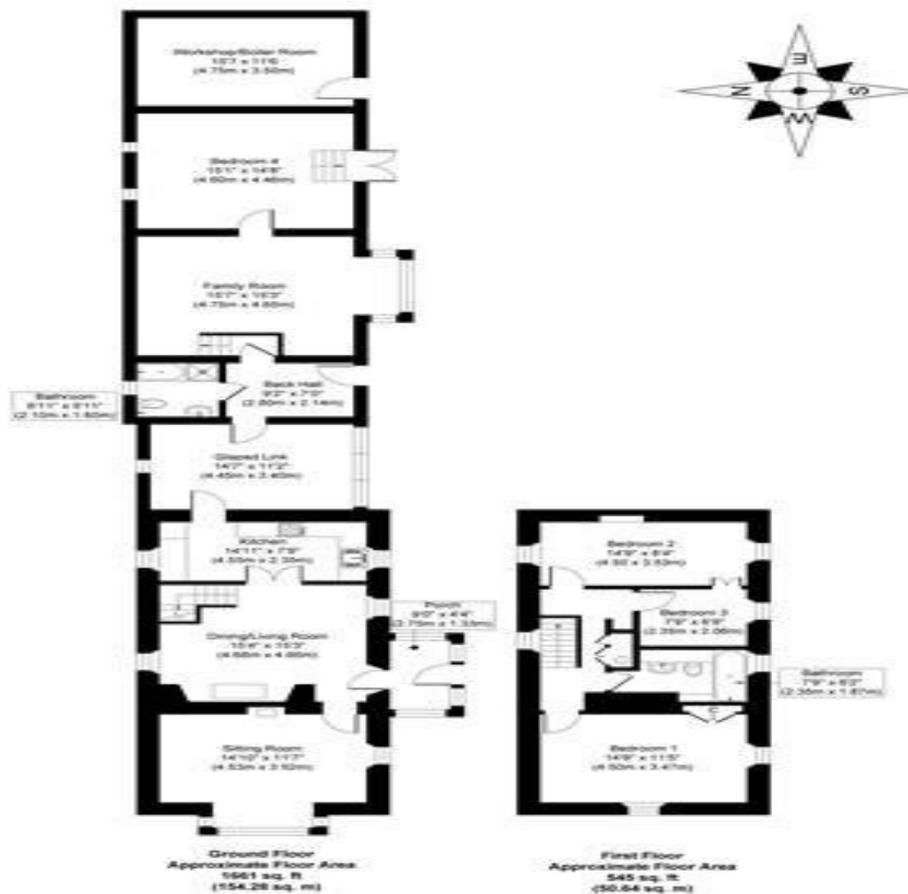


SPECIAL FEATURES

Detached
Oil fired central heating
Fibre broadband
Mains water
Waste water treatment plant (Bio cycle type)
Mature Gardens
Limerick City c. 7km
University of Limerick c. 3km
Easy commute to Limerick City, TUS Moylish Campus & LSAD.
Easy access to Dublin via M7 at Birdhill or to Castleconnell and to Shannon, Galway via M18

ACCOMMODATION

- **Entrance Porch** Tiled porch. Glass roof. Double glass panelled doors to
- **Living Room / Dining Room** Tiled floor. Rayburn stove.
- **Sitting Room** Cast iron fireplace with original timber surround and solid fuel stove. Tiled floor. TV point. Bay picture window. Timber panelled ceiling.
- **Kitchen** Modern fitted maple shaker style with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dish washer. Tiled floor. Breakfast counter.
- **Glazed link / Dining Room** Vaulted pine ceiling. Tiled floor. 2 x sliding patio doors to garden.
- **Back Hall** Separate entrance door.
- **Shower Room** Fully tiled shower cubicle with Triton electric shower. W.C. Wash hand basin. Tiled floor. Plumbed for washing machine.
- **Family Room** Varnished pine floor. Picture bay window.
- **Bedroom 4** Varnished pine floor. Recessed lighting. French doors to garden. 2 x Velux windows.
- **Bedroom 1** Feature high ceiling. TV point. Fitted wardrobe.
- **Bathroom** Bath. W.C. Wash hand basin. Mirrored sliding presses. Varnished floor. Heated towel rail.
- **Bedroom 2** Feature cast iron fire place with ornate surround. Wash hand basin. Feature high ceiling.
- **Bedroom 3** Open shelving.
- **Outside** The property is accessed through double original wrought iron gates leading to a sweeping gravelled driveway. The property sits on c. 0.5 acres and has mature lawned gardens with a variety of trees, hedging, plants and flowers. Polytunnel. Outside shed with boiler house c. 4.65 x 3.5.



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 2022 | www.houseviz.com

PRICE

€350,000

DIRECTIONS

Google Map: V94Y9NT

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

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.



FOR SALE BY PRIVATE TREATY

**MORNANE HOUSE,
MOUNT CATHERINE,
CLONLARA,
CO. CLARE V94Y9NT**

PRICE: €350,000



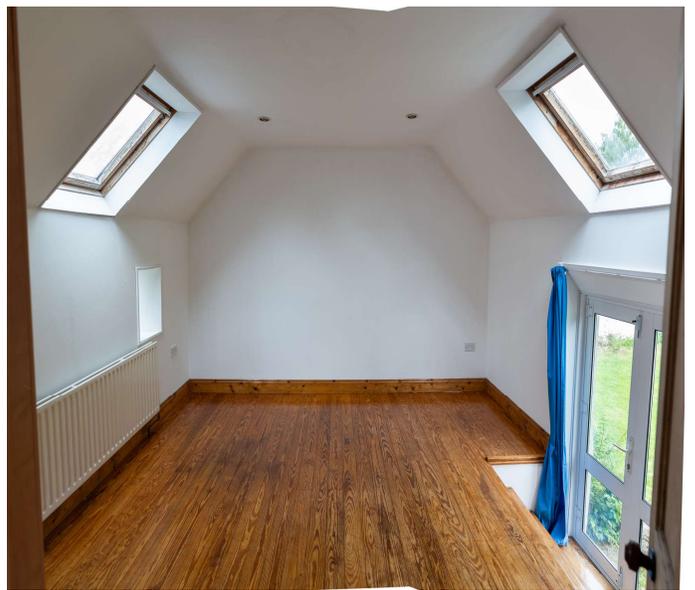


DESCRIPTION

We are delighted to present for sale this traditional farm house dating from the late nineteenth century with many attractive features. The property has been renovated and extended over the last thirty-five years.

Accommodation comprises of entrance porch, living room / dining room, sitting room, kitchen, glazed link unit / dining room, shower room, family room, four bedrooms and bathroom. Outside the property extends to c. 0.5 acres with large garden area, polytunnel, workshop and mature trees.

The property has been occupied until recently and should now qualify for the current SEAI retrofitting grant options.



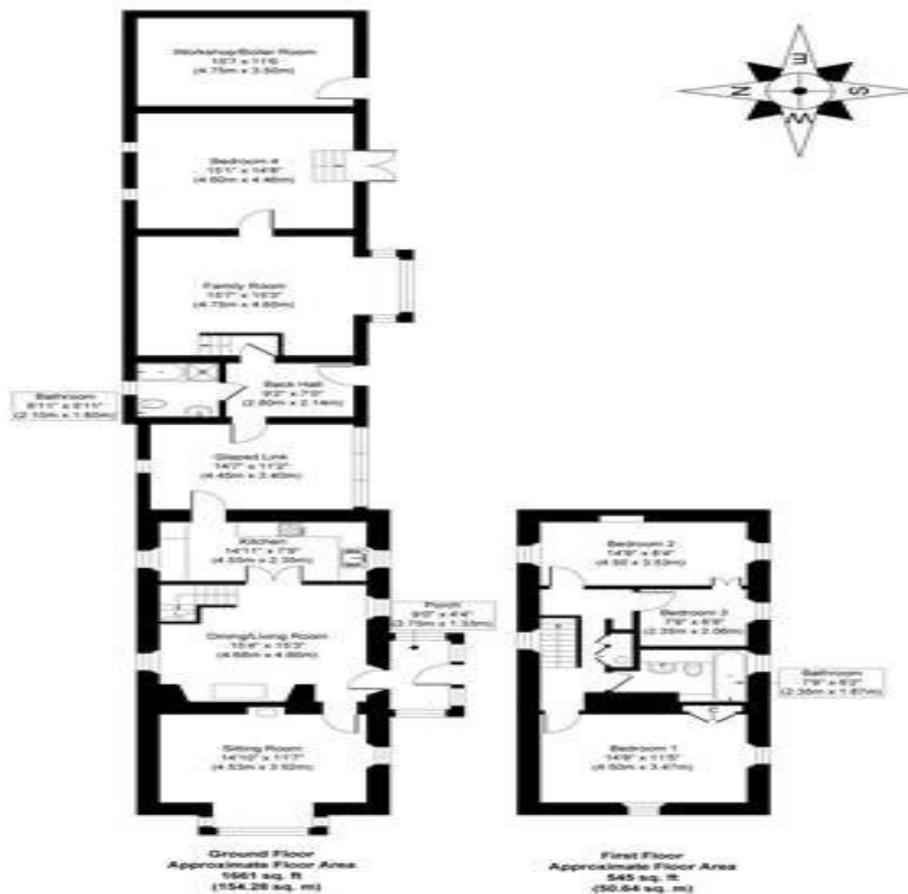


SPECIAL FEATURES

Detached
Oil fired central heating
Fibre broadband
Mains water
Waste water treatment plant (Bio cycle type)
Mature Gardens
Limerick City c. 7km
University of Limerick c. 3km
Easy commute to Limerick City, TUS Moylish Campus & LSAD.
Easy access to Dublin via M7 at Birdhill or to Castleconnell and to Shannon, Galway via M18

ACCOMMODATION

- **Entrance Porch** Tiled porch. Glass roof. Double glass panelled doors to
- **Living Room / Dining Room** Tiled floor. Rayburn stove.
- **Sitting Room** Cast iron fireplace with original timber surround and solid fuel stove. Tiled floor. TV point. Bay picture window. Timber panelled ceiling.
- **Kitchen** Modern fitted maple shaker style with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dish washer. Tiled floor. Breakfast counter.
- **Glazed link / Dining Room** Vaulted pine ceiling. Tiled floor. 2 x sliding patio doors to garden.
- **Back Hall** Separate entrance door.
- **Shower Room** Fully tiled shower cubicle with Triton electric shower. W.C. Wash hand basin. Tiled floor. Plumbed for washing machine.
- **Family Room** Varnished pine floor. Picture bay window.
- **Bedroom 4** Varnished pine floor. Recessed lighting. French doors to garden. 2 x Velux windows.
- **Bedroom 1** Feature high ceiling. TV point. Fitted wardrobe.
- **Bathroom** Bath. W.C. Wash hand basin. Mirrored sliding presses. Varnished floor. Heated towel rail.
- **Bedroom 2** Feature cast iron fire place with ornate surround. Wash hand basin. Feature high ceiling.
- **Bedroom 3** Open shelving.
- **Outside** The property is accessed through double original wrought iron gates leading to a sweeping gravelled driveway. The property sits on c. 0.5 acres and has mature lawned gardens with a variety of trees, hedging, plants and flowers. Polytunnel. Outside shed with boiler house c. 4.65 x 3.5.



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 2022 | www.houseviz.com

PRICE

€350,000

DIRECTIONS

Google Map: V94Y9NT

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

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.