



**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

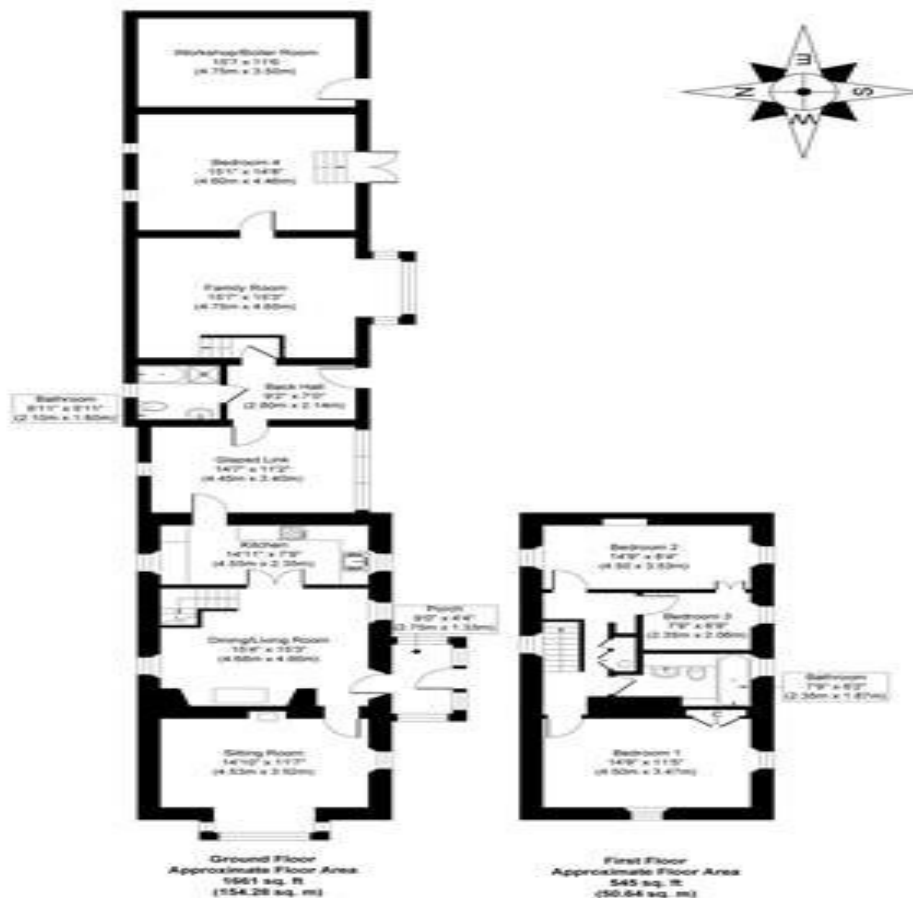
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Detached  
 Oil fired central heating  
 Fibre broadband  
 Mains water  
 Waste water treatment plant (Bio cycle type)  
 Mature Gardens  
 Limerick City c. 7km  
 University of Limerick c. 3km  
 Easy commute to Limerick City, TUS Moylish Campus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

## ACCOMMODATION

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- **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.



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Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: decourcyodwyer@propertypartners.ie

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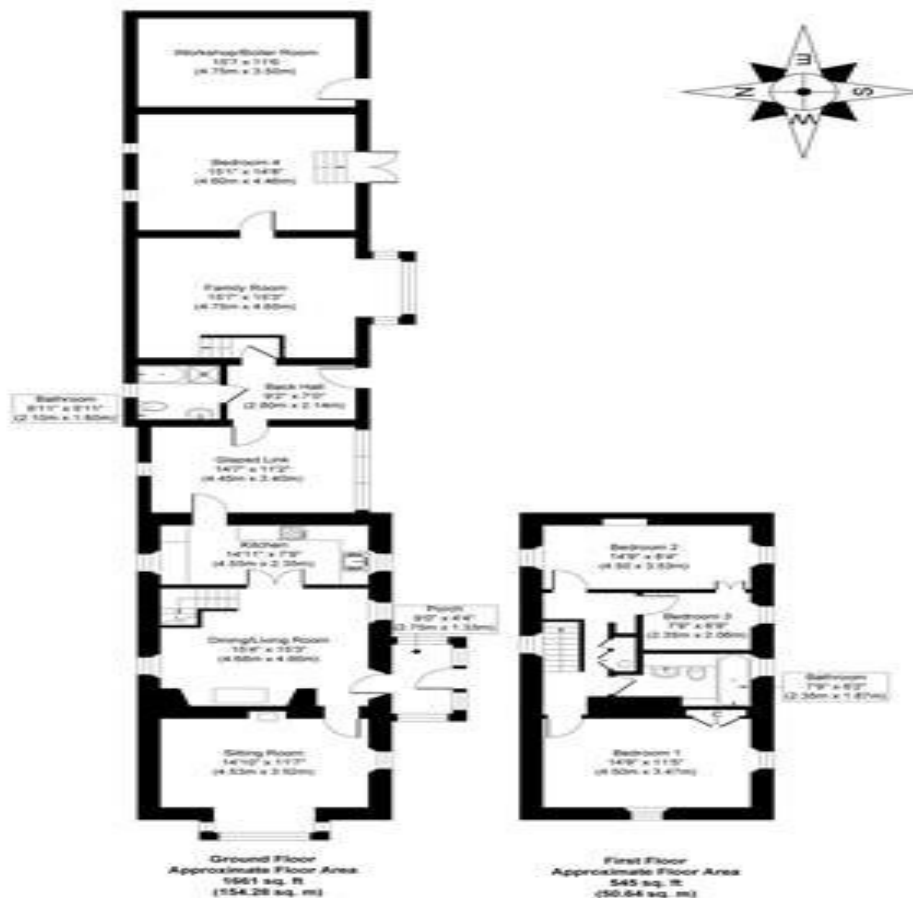
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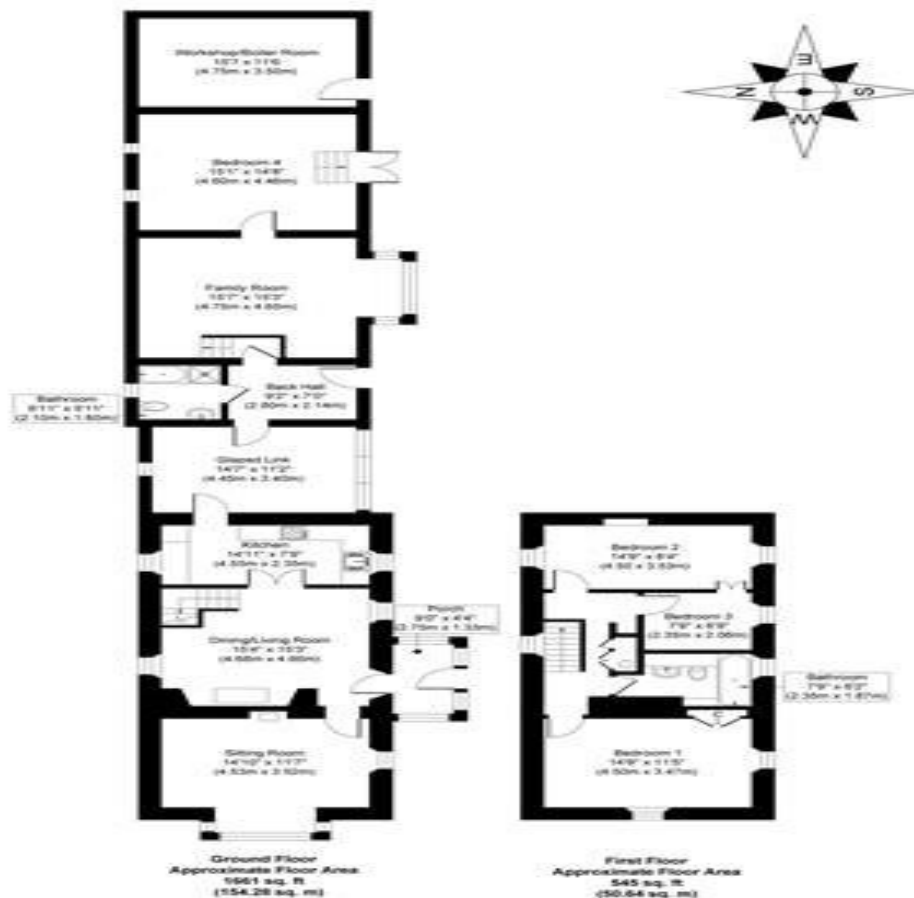
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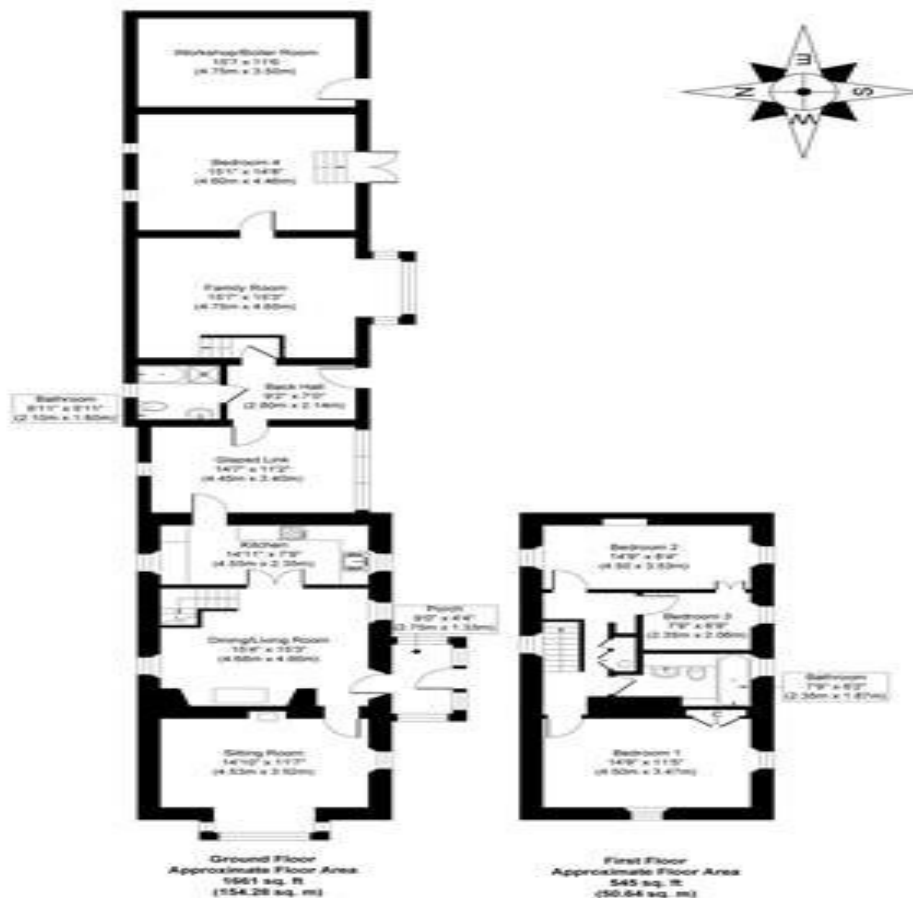
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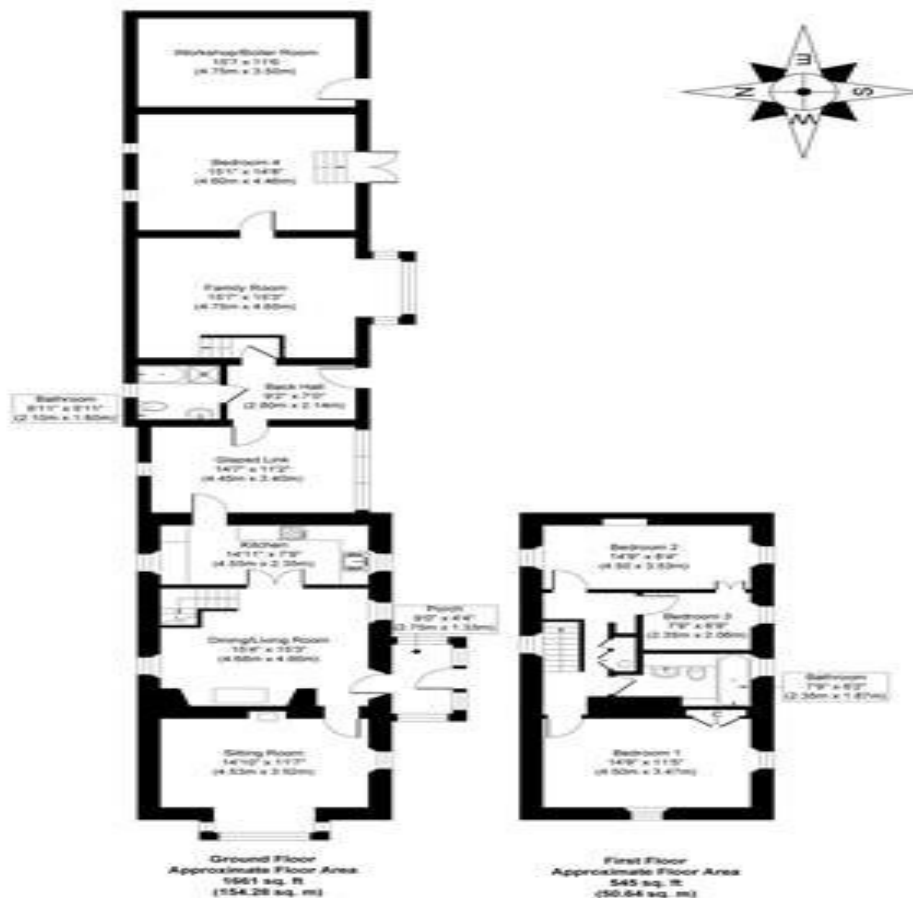
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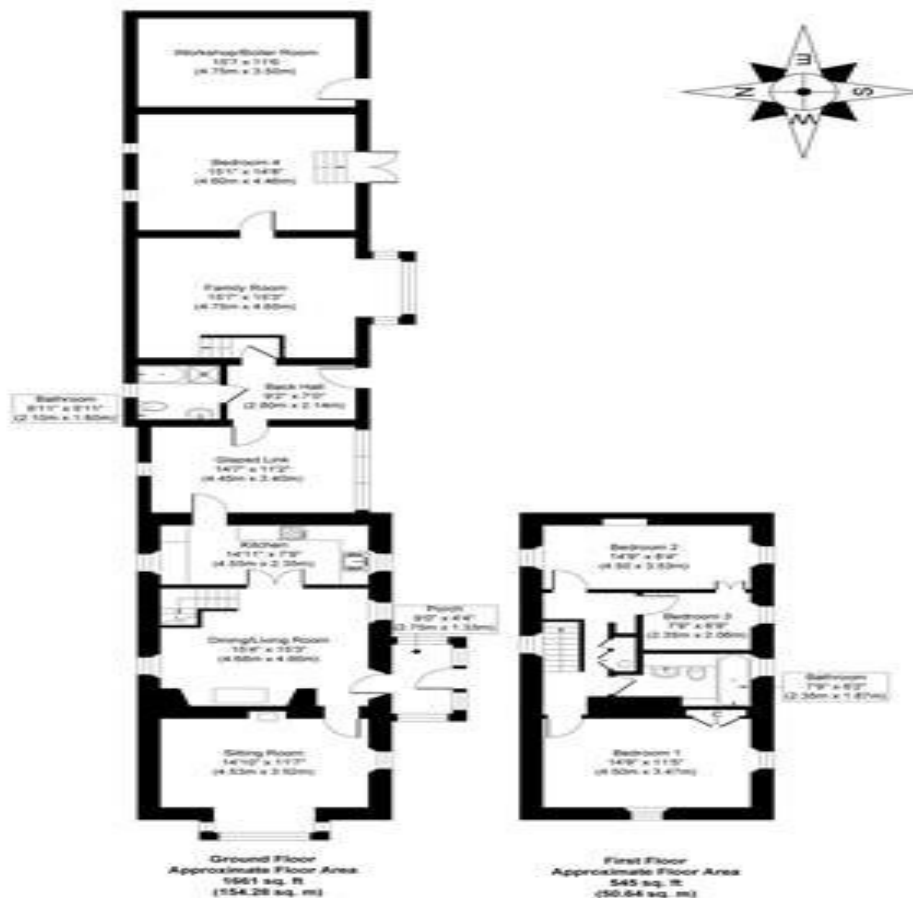
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