

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

WWW.PROPERTYPARTNERS.IE



**Lemonfield,
Crecora,
Co. Limerick.**

A fabulous opportunity arises to acquire this unique converted barn which is presented in excellent condition in this idyllic location in the countryside yet only a stones throw from the city centre.

This spacious five bedroom detached residence with full stone facade has bright and spacious accommodation comprising of entrance hallway, living room, dining room, family room, kitchen/breakfast room, utility room, shower room, five bedrooms (two ensuite) and bathroom.

Outside the property is further complimented by mature landscaped and well stocked gardens of c. 1/3 of an acre & are part surrounded by a stone wall & the remainder with natural hedge grow. A viewing of this property is highly recommended.

Price

Region €330,000

Barrack House, O'Connell Avenue, Limerick
Tel 061 410410 **Email** decourcyodwyer@propertypartners.ie

Accommodation

Accommodation	Size	Description
Entrance Hallway	4.6 m x 2.6 m 15' x 8'5"	Hardwood entrance door. Solid timber flooring. Cloaks closet.
Living Room	6.53 m x 5.0 m 21'4" x 16'4"	Feature solid fuel stove. Hardwood timber flooring. Two French doors leading to patio & gardens. Double doors to...
Dining Room	6.2 m x 4.0 m 20'3" x 13'1"	Feature marble fireplace with cast iron inset & marble hearth. Solid timber flooring. Dimmer switch. Two French doors leading to patio & gardens. Centre piece & coving.
Kitchen/Dining Room	6.0 m x 4.4 m 19'7" x 14'4"	Fully fitted country style kitchen with ample array of eye & floor level units. Belfast sink with mixer tap & solid timber worktop. Fully tiled floor. Siemens oven. Five plate gas hob. Extractor fan. French doors leading to garden. Double doors to...
Utility Room	3.45 m x 3.8 m 11'3" x 12'5"	Range of eye & floor level presses. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Vented for dryer. Tiled floor. Recessed lighting. French door to patio area. Door to...
Shower Room	2.8 m x 1.15 m 9'22" x 3'8"	Shower cubicle. WC Wash hand basin. Tiled walls & floor.
Family Room	4.1 m x 2.75 m 13'5" x 9'	Cast iron fireplace with gas coal effect fire. Marble hearth. Fitted shelving & presses. TV point. French door to front garden.
Landing		Hotpress with dual immersion.
Bedroom 1	4.45 m x 5.0 m 14'6" x 16'4"	Pine flooring. Cast iron fireplace.
Ensuite	2.0 m x 2.87 m 6'6" x 9'4"	Shower cubicle. WC His & Hers wash hand basin in vanity unit. Fully tiled walls & floor. Recessed lighting.
Walk in Wardrobe	2.0 m x 2.0 m 6'6" x 6'6"	Fully fitted with shelving & hanging rails
Bedroom 2	4.5 m x 2.7 m 14'7" x 8'9"	Pine flooring.
Bedroom 3	2.6 m x 2.9 m 8'5" x 9'5"	Pine flooring.
Bedroom 4	4.0 m x 2.7 m 13'1" x 8'9"	Pine flooring.
Bedroom 5	4.1 m x 3.75 m 13'5" x 12'3"	Pine flooring. Range of fitted wardrobes.
Ensuite	1.7 m x 0.8 m 5'6" x 2'6"	Shower cubicle with Triton T90 electric shower. Wash hand basin. WC. Tiled walls & floor.
Bathroom	2.4 m x 1.75 m 7'8" x 5'7"	Bath. WC Wash hand basin. Tiled floor & walls.

Special Features

- * Detached
- * Converted barn
- * Full stone facade
- * Landscaped walled gardens
- * C. 1/3 acre
- * Five bedrooms (two ensuite)
- * Three reception rooms
- * Double glazed windows
- * c.2325 Sq. Ft.
- * Extension which comprises of sitting room, master bedroom, utility & shower room was built in 2000
- * BER: E1



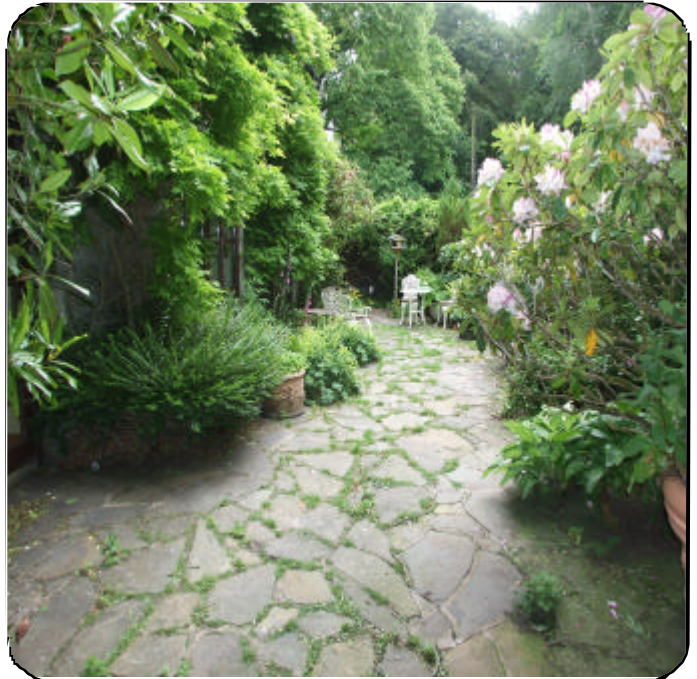
Outside

Stunning landscaped well stocked gardens with a stone wall border to the front. Gravelled driveway.



Directions

Take patrickswell road out of city. Turn left for Van Veens. Go over flyover and take the immediate left. Proceed for approx 1.5 miles and property is on left hand side.



Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.