

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

WWW.PROPERTYPARTNERS.IE



Powerfield, Fedamore, Co. Limerick

We are delighted to offer for sale this stunning, turnkey detached home, extending to C. 317sq.m. (3,412 sq. ft)

The property built C. 2007 is presented in showhouse condition, with high specification detail throughout.

The accommodation comprises of a double floor height entrance hallway, guest w.c./shower room, living room, family room, kitchen / dining room, utility room, sun lounge, 4 double bedrooms, two ensuites and main bathroom.

Outside the property is further complimented with a half acre of mature, walled and railed gardens, entered by a walled and electric wrought iron gates leading to a tarmacadamed driveway and a detached garage to the rear.

Some features of this magnificent property include geothermal and air to water heating systems, solar panels, well water and extensive use of marble and hardwood oak and walnut flooring throughout.

Price Guide:

Region €475,000

Barrack House, O'Connell Avenue, Limerick

Tel 061 410410 Email decourcyodwyer@propertypartners.ie

PSRA Licence No.: 002371

Accommodation

Accommodation	Size	Description
Entrance Hallway	8.3m x 4.37m 27'2" x 14'3"	Solid timber entrance door with overhead fan-light and side window panels. Double floor height hallway. Coving. Recessed lighting. Alarm panel. Telephone point. Solid oak skirting. Cloaks closet with sliding mirrored doors. Marble tiled flooring.
Guest W.C. / Shower room	2.35m x 1.95m 7'7" x 6'4"	Tiled shower cubicle. W.C.. Wash hand basin. Recessed lighting.
Living Room	6.12m x 4.8m 20'1" x 15'7"	Feature marble fireplace with gas coal effect fire and marble hearth. Solid walnut flooring and skirting. Coving. Recessed lighting. T.V. point. Wall lights.
Family Room	4.75m x 3.2m 15'6" x 10'5"	Solid oak flooring and skirting. Coving. Recessed lighting. Wall lights. Double glazed french doors leading to rear garden.
Kitchen / Dining Room	9.35m x 5m 30'7" x 16'4"	Modern fitted solid oak kitchen with a large array of eye and floor level units. Range of cutlery drawers and pot drawers. 1.5 bowl stainless steel sink unit with mixer tap and granite worktop space. 'Range Master' oven with 5 plate gas hob and Miele extractor fan. Miele integrated dishwasher. Samsung fridge/freezer. Miele integrated microwave. Miele steam oven. Large island unit with oval stainless sink unit and mixer tap. Granite top. Integrated Miele wine cooler and underneath presses. Marble flooring. Double glazed french doors to patio area.
Pantry Unit	2m x 1.15m 6'5" x 3'8"	Range of fitted presses. Marble floor.
Utiltiy Room	3m x 1.88m 9'8" x 6'2"	Range of solid oak eye and floor level units. Single drainer stainless sink unit with mixer tap. Granite worktop space. Plumbed for washing machine. Vented for dryer. Marble floor. Door to rear garden.
Sun Room	4.5m x 3.55m 14'7" x 11'6"	Vaulted pine ceiling with large velux window. Marble floor. 'Handol' solid fuel stove. Double glazed french doors to patio area. T.V. point.
Upstairs		
Staircase		Marble staircase with glass panelled and aluminium ballustrade leading to landing.
Landing	4.45m x 3.5m 14'6" x 11'5"	Atrium light. Marble flooring. Coving. Recessed lighting. Access to attic via Stira staircase. Walk-in hot press with dual immersion.

Upstairs Continued

Accommodation	Size	Description
Bathroom	3m x 2.1m 9'8" x 6'9"	Free-standing bath. W.C.. Wash hand basin. Fully tiled marble walls and floor. Coving. Recessed lighting. Heated towel rail.
Master Bedroom	6.12m x 5m 20'1" x 16'4"	Solid walnut flooring and skirting board. Coving. Recessed lighting. T.V. point. Telephone point. Alarm point.
Walk-in Wardrobe	3.2m x 2.22m 10'5" x 7'3"	Solid walnut flooring. Recessed lighting. Large range of fitted wardrobes.
Ensuite Bathroom	3.2m x 2.66m 10'5" x 8'7"	Jacuzzi corner bath. W.C.. Wash hand basin. Shower cubicle with glass tiling. Coving. Recessed lighting.
Bedroom 2	4.85m x 4.15m 15'9" x 13'6"	Solid oak flooring and skirting. Coving. Recessed lighting. Range of fitted wardrobes with sliding mirrored doors. T.V. point. Telephone point.
Ensuite / Shower room - Jack & Jill style with Bedroom 3	2.65m x 1.35m 8'7" x 4'4"	Fully tiled shower cubicle with glass showered door. Marble flooring. Tiled walls. W.C.. Wash hand basin. Coving. Recessed lighting.
Bedroom 3	4.85m x 3.9m 15'9" x 12'8"	Solid oak flooring and skirting. Coving. Recessed lighting. Fitted wardrobe with sliding mirrored doors. T.V. point. Telephone point.
Bedroom 4	3.05m x 3.65m 10' x 11'9"	Solid oak flooring and skirting. Coving. Recessed lighting. Range of fitted wardrobes with mirrored sliding doors. T.V. point. Telephone point.

Outside

This property is positioned on a half acre of mature gardens with stud-railed fencing to the sides and rear and a walled and electric entrance gate to a tarmacadamed driveway. Detached garage C. 35 sq.m. (377sq.ft) complete with heating, wiring and a full plastered interior. A variety of maturing fruit trees.



Special Features

- * Detached
- * Double-glazed windows
- * Alarm
- * Stunning fit out
- * Marble flooring and solid timber flooring throughout
- * 4 double bedrooms
- * 4 Reception rooms
- * 4 bathrooms
- * Internal doors are all solid oak with solid oak architraves
- * Electric entrance gates
- * Air to water & geothermal heating
- * Solar panels for heating water
- * Private well
- * Septic tank
- * Property is on a half acre
- * Solid limestone sills and window arches
- * House built in 2007
- * Detached garage (7m x 5m)
- * 9 foot ceiling height on both floors
- * Natural slate roof
- * BER - B2



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 2017 | www.houseviz.com



“The Home of High Standards”

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.