

**PROPERTY  
PARTNERS**  
DE COURCY O'DWYER

**FOR SALE**

**Harvest  
Drominboy Lower  
Lisnagry  
Co. Limerick**



**W**e are delighted to bring to the market this impressive two storey detached home of c. 3,400 Sq. Ft. on c. 1.2 acres of beautifully landscaped mature gardens.

**B**eyond the attractive facade the atmosphere is warm and welcoming home with exceptionally well laid out accommodation throughout the two floors.

**O**ne enters the property through a large feature hallway with winding oak staircase where a feeling of space is instantly recognised. From the hallway you access a study, a sitting room and large family room. This in turn leads to a dining room and sun lounge. The circulation of the entire ground floor continues to impress as you enter the kitchen / breakfast room area all of which benefits from a very high finish throughout.

**M**oving up to the first floor there are four magnificent double bedrooms, main ensuite, a good sized main bathroom and an impressive Jack & Jill bathroom. Again this floor is of a very high finish.

**O**utside the property is accessed via electronic wrought iron steel gates with a gravelled driveway leading to the front of the property. The house is centrally positioned on this large beautifully landscaped site with mature trees, flower beds and an extensive rear patio area across the width of the property.

**T**he location and setting of this property in the townland of Lisnagry is ideal, you have all the benefits of living in the countryside yet only a short drive to all the conveniences of an urban lifestyle, to include highly regarded primary/secondary schools and the University of Limerick. There are an abundance of nearby shopping centres, coffee shops, restaurants, bars, hotels and so much more, not to mention the many surrounding walks and second to none facilities available to the public on the UL campus.

**A** viewing of this property is a must to fully appreciate the charm of this home.

**Price Guide:**

**Region €630,000**

Barrack House, O'Connell Avenue, Limerick  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)  
PSRA Licence No.: 002371

## Accommodation

Accommodation	Size	Description
Entrance Hallway	7.13m x 4.0m 23'5" x 13'1"	Solid wood entrance door with overhead fan window & side panelled windows. Double height ceiling. Marble floor. Coving. Recessed lighting. Alarm Point. Intercom for electric gates. Telephone Point. Solid oak curved staircase leading to the landing.
Office	5.05m x 3m 16'7" x 9'10"	Solid oak flooring. Telephone point.
Living Room	4.86m x 4.61m 15'11"x 15'1"	Solid oak flooring. Coving. Feature cast iron fire-place with marble hearth and sandstone surround. TV point.
Sitting Room	4.14m x 3.81m 13'7 x 11'10"	Solid oak flooring. Coving. Recessed lighting. Double glazed woodgrain PVC french doors to rear patio & garden. Feature sandstone fireplace. Marble hearth & solid fuel stove inset. TV point. Fitted shelving.
Dining Room / Sun Lounge	4.02m x 4.0m 13'2" x 13'1" 4.24m x 3m 13'11" x 9'10"	Solid oak flooring. Feature red brick walls. Coving. Lighting with dimmer switch. Steps leading to raised sun lounge. Solid oak flooring. Coving. Recessed lighting. Double glazed wood-grain PVC french doors to patio and rear garden.
Kitchen / Breakfast Room	6.55m x 3.45m 21'6" x 11'4"	Farrow & Ball handpainted country style solid wood kitchen. Arrangement of eye & floor level units and display cabinets. Black granite top and splash back. Carved extractor hood. Large feature island. Double bowl Belfast sink unit with mixer tap. Integrated Bosch dishwasher. Wine rack. Feature red brickwalls. Brick fireplace with solid fuel stove inset.
Utility Room	5.10m x 1.50m 16'9" x 4'11"	Farrow & Ball handpainted country style fitted units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Vented for dryer. Marble flooring. Woodgrain PVC glass panelled door to side garden.
Guest W.C.	1.50m x 1.40m 4'11" x 4'7"	W.C., W.H.B. Extractor fan. Marble floor.
Upstairs		
Landing		Access to attic via Stira staircase which is fully floored. Walk in hotpress with dual immersion.
Bathroom	4.24m x 3m 13'11" x 9'10"	Raised jacuzzi bath with marble tile surround. Shower cubicle with Triton T90 XR electric shower & glass folding doors. W.C. Vanity unit with 2 wash hand basin with mixer taps. Coving. Recessed lighting. Extractor fan. Marble floor.
Master bedroom	6.66m x 3.91m 21'10" x 12'10"	Feature cast iron fireplace with ornate sandstone surround & marble hearth. Double glazed wood-grain PVC french doors to cast iron balcony. TV point. Telephone point. Opening to walk in wardrobe with open plan shelving, drawers & hanging space. Door to ensuite..

## Upstairs continued

Accommodation	Size	Description
Ensuite	2.45m x 2.20m 8' x 7'3"	Double shower unit with glass door and mosaic tiling. W.C. W.H.B. Coving. Recessed lighting. Extractor fan.
Bedroom 2	4.42m x 3.05m 14'6" x 10'0"	TV point. Walk in wardrobe with extensive shelving, drawers and hanging space. Jack & Jill bathroom. Bath with glass shower door. W.C. W.H.B. Coving. Extractor fan. Heated towel rail.
Bedroom 3	5.17m x 3.78m 17'0" x 12'5"	TV Point. Jack & Jill bathroom. Bath with glass shower door. W.C. W.H.B. Coving. Extractor fan. Heated towel rail.
Bedroom 4	5.03m x 3.22m 16'6" x 10'7"	TV point.

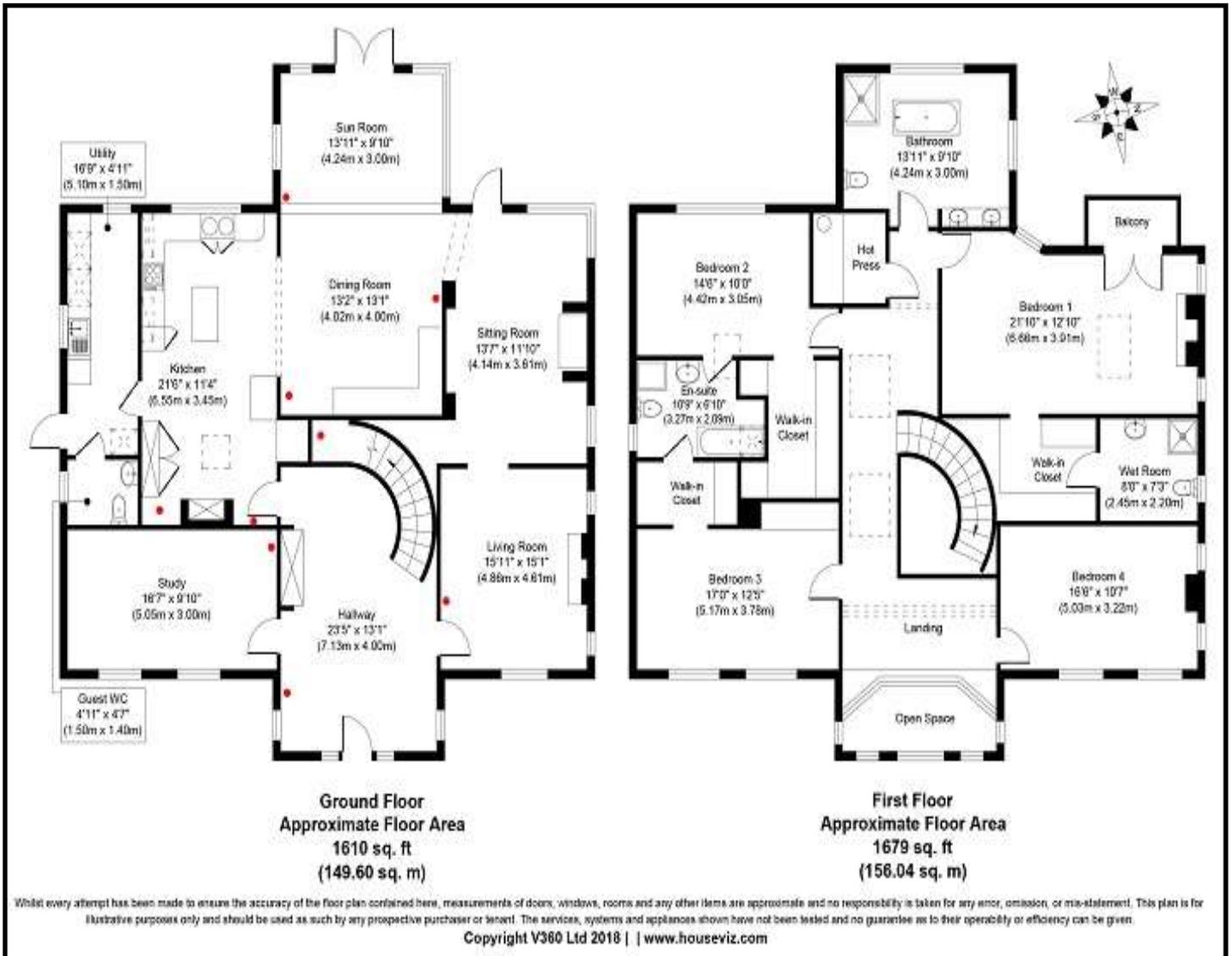
## Special Features

- \* Detached
- \* Oil fired central heating
- \* Alarm
- \* Solid oak doors throughout
- \* Solid oak flooring
- \* Extensive use of marble flooring
- \* Feature sandstone fireplaces
- \* Country style kitchen
- \* C. 1.2 acres
- \* Landscaped gardens
- \* Electronic entrance gates
- \* Feature curved oak staircase
- \* Four double bedrooms
- \* Three bathrooms
- \* Five reception rooms
- \* Surround sound system
- \* Double glazed woodgrain PVC windows



## Outside

**S**uperbly landscaped gardens extending to approximately 1.2 acres. Gardens are well stocked with a variety of plants, shrubs and trees. Access is via walled and electronic cast iron gated entrance way to a gravelled driveway. The driveway sweeps around to the rear of the property. To the rear there is an extensive patio area across the entire back and the middle part has been raised. Outside tap and sensor lights. Steeltex shed.



## Directions

**T**ake the Newport Road, turn right for Ahane National School and Church and proceed for 2km. Take the turning to the left and continue on this road for 1.8km. The property is on the right hand side.

# “The Home of High Standards”

### Viewing strictly by appointment

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