

Accommodation		
Accommodation	Size M. Ft.	Description
Main Bathroom	2.88m x 2.15m 9'4" x 7'0"	Bath with shower attachment and glass shower door. WC. Wash hand basin. Tiled floor.
Basement		
Utility Room	1.9m x 1.85m 6'2" x 6'0"	Plumbed for washing machine. Grant oil boiler.
Living Room	5.4m x 3.65m 17'7" x 11'9"	Tiled floor. Door to rear garden. TV point.
Bedroom 4	5.55m x 3.8m 18'2" x 12'4"	
Garage		Integral garage.
Outside		
C. 2/3 of an acre of lawned, mature gardens with a variety of plants, shrubs, trees both front and back. Entrance is via a double steel and walled entrance to a gravelled driveway. Concrete yard area and enclosed dog run. 2 x timber sheds. Large raised deck area and raised garden area with panoramic views of the Shannon Estuary, Clare Hills and Shannon Airport.		
Directions		
Proceed to Pallaskenry Village continue on towards Pallaskenry Pier and the house is the 6th last house before the Pier on the right hand side.		

## "The Home of High Standards"

Viewing strictly by appointment

PRSA Licence 002371

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### Dunsandle House Pallaskenry Co. Limerick

**Guide Price:**

Region €300,000

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**A**rare opportunity arises to acquire this fabulous split level, detached property on c. 2/3 of an acre offering panoramic views of the Shannon Estuary, Clare Hills and surrounding country side.

**T**he property situated on an elevated site is located approx 3km from Pallaskenry Village and just a few hundred meters from Ringmoylan Pier and is within easy access of Limerick City (c. 24 km), Salesians Secondary mixed school and Pallaskenry National School.

**T**he bright spacious and airy accommodation comprises of entrance hallway, open plan living room/dining room, kitchen, 3 bedrooms main ensuite, bathroom and separate toilet on the ground floor. Basement floor comprises of a living room, bedroom, utility room and integral garage.

### Special Features

- \* Detached
- \* c. two thirds of an acre
- \* Double glazed windows
- \* Split level
- \* Built c.1985
- \* Panoramic views of the Shannon Estuary
- \* Close proximity to Pallaskenry Pier
- \* C. 24 km from Limerick City, Salesians Secondary mixed school and Pallaskenry National School.
- \* c. 2280 Sq. Ft.
- \* BER: D1 (Ref. 23692 KWH/M2/YR)
- \* Excellent location



### Accommodation

Accommodation	Size M. Ft.	Description
Entrance Porch	2.95m x 2m 9'6" x 6'56"	Porch light. Aluminium entrance door with double glazed frosted inset.
Entrance Hallway	6.4m x 1.95m 20'9" x 6'3"	Tiled floor. Dado rail. Radiator cover.
Cloaks Closet	2m x 0.85m 6'5" x 2'7"	Shelving and coat rack.
Open plan Living Room / Dining Room	11.25m x 3.95m 36'9" x 12'9"	Feature cast iron fireplace with ornate surround and solid fuel stove. 2 x sliding patio doors to balcony which runs the full length of the living/dining room. Coving. Fully tiled floor. TV point.
Kitchen	4.9m x 2.6m 16'0" x 8'5"	Kitchen has an array of eye and floor level units. Display cabinets. 4 Cutlery drawers. Single drainer stainless steel unit with mixer tap. Plumbed for dishwasher. Door to rear garden and raised timber deck.
Bedroom 1	3.78m x 2.75m 12'4" x 9'0"	
Bedroom 2	2.75m x 2.95m 9'0" x 9'6"	Laminate timber floor. Fitted wardrobe.
Bedroom 3	6.75m x 2.75m 22'1" x 9'0"	Range of modern fitted wardrobes. Laminate floor.
Ensuite / Wet Room	2.6m x 1.85m 8'5" x 6'0"	Shower. WC. Wash hand basin in vanity unit. Fully tiled walls and floor.
Seperate Guest WC.	1.4m x 1.15m 4'5" x 3'7"	Toilet and wash hand basin. Tiled floor.