



FOR SALE BY PRIVATE TREATY

**REVA,
WOOD ROAD,
BALLYMORRIS,
CRATLOE,
CO. CLARE. V95Y6K1**

Price Region: €280,000



DESCRIPTION

A superb opportunity arises to acquire this 3 bedroom detached bungalow which is ideally located off the N18 at Junction 5 providing easy access to both Limerick City and Shannon.

The property is located directly opposite St. John's National School and The Grotto and offers the discerning purchaser a great opportunity to refurbish or extend the property subject to the necessary planning permissions.

Currently the property offers accommodation comprising of entrance hallway, living room, kitchen/dining room, 3 bedrooms, bathroom and garage.

A viewing of this property is highly recommended.



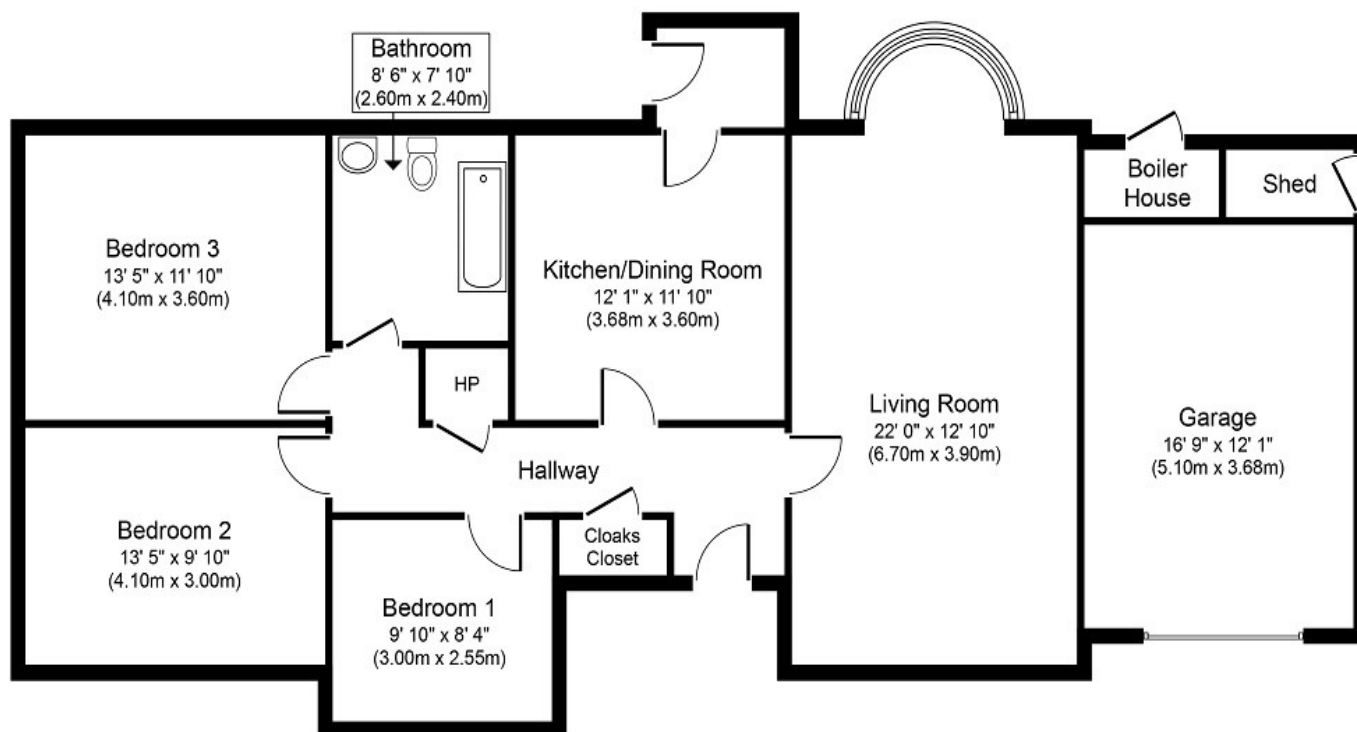


SPECIAL FEATURES

Detached
 Oil fired central heating
 Double glazed PVC windows
 Aluminium fascia and soffits
 Garage
 Alarm
 Located directly across from St. John's National School and The Grotto
 Easy access to Limerick city and Shannon via the N18 Motorway

ACCOMMODATION

- | | | |
|-------------------------|--------------|---|
| • Entrance Hallway | | Alarm point. Cloaks closet. |
| • Living Room | 6.7m x 3.9m | Open fireplace. Large bay window. TV point. Telephone point. |
| • Kitchen / Dining Room | 3.68m x 3.6m | Solid oak kitchen with array of eye and floor level units. Four cutlery drawers. 1 and 1/2 bowl stainless steel sink unit. Power point. Electric oven and four plate hob. Extractor fan. Plumbed for washing machine. Plumbed for dishwasher. |
| • Bedroom 1 | 3.0m x 2.55m | Built in wardrobes. TV point. |
| • Bedroom 2 | 4.1m x 3.2m | Built in wardrobe. Telephone point. |
| • Bedroom 3 | 4.1m x 3.8m | Telephone point. Range of fitted wardrobes and overhead presses. Vanity unit and wash hand basin. |
| • Bathroom | 2.6m x 2.4m | Bath with Triton T90Z Electric shower. Glass shower door. W.C. Wash hand basin. Part tiled walls. |
| • Garage | 5.1m x 3.68m | |
| • Boiler House | | |
| • Shed | | |



Approximate Floor Area
1,292 sq. ft.
(120.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

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PRICE

€280,000

DIRECTIONS

Located directly across from St. John's National School and The Grotto in Cratloe.

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.



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