



**FOR SALE BY PRIVATE TREATY**

**SANDYBANK,  
O'BRIENSBRIDGE,  
CO. CLARE V94K6W7**



**PRICE: €185,000**

**BER E2**



## DESCRIPTION

We are delighted to offer for sale this unique and character filled semi-detached property in this picturesque village which is ideally located between Limerick and Killaloe.

The well maintained and recently decorated accommodation comprises of entrance hall, sitting room, kitchen / dining room, two bedrooms, shower room, utility room and a large attic room.

Outside the property sits on c. 0.25 acres and has a large workshop, gravelled driveway, lawn area and extensive patio area.

The property is situated in a quiet cul de sac.

A viewing is highly recommended.





## SPECIAL FEATURES

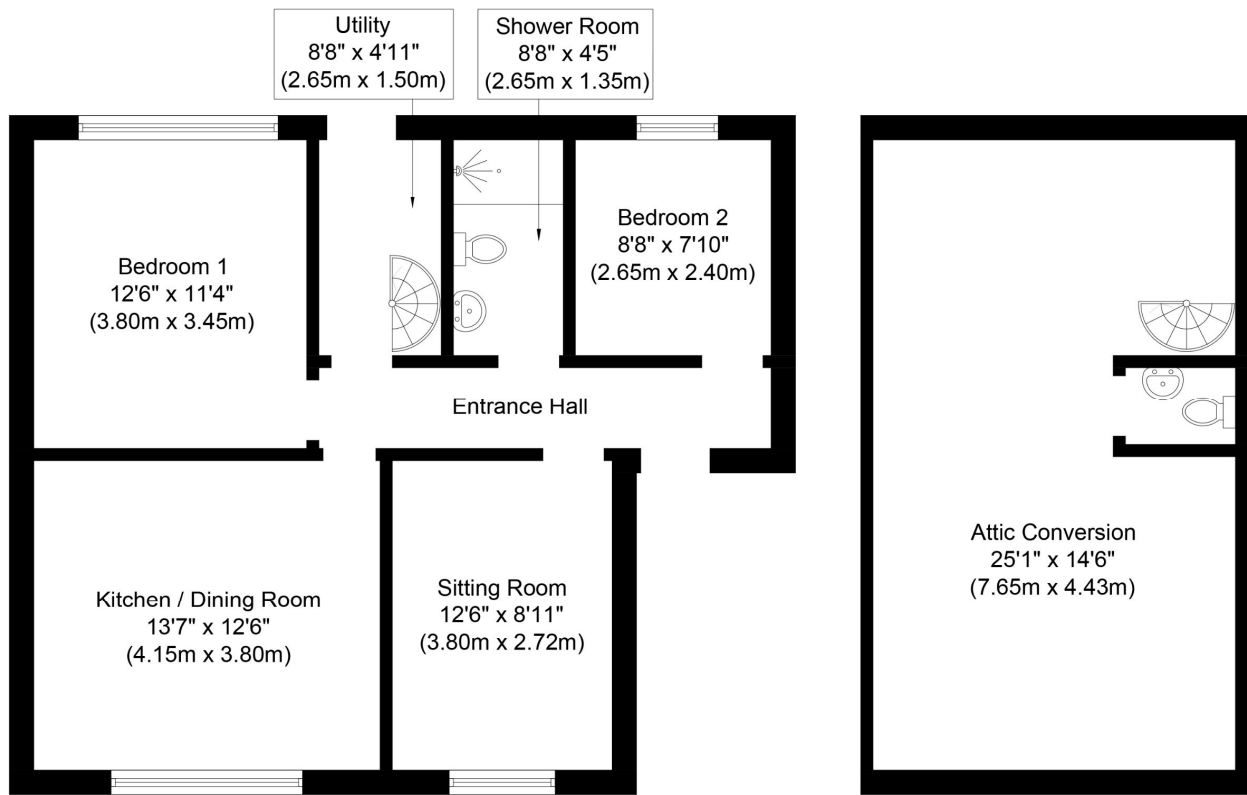
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- Semi detached
- Oil fired central heating
- Double glazed windows
- Alarm
- Site of c. 0.25 acres
- Large detached workshop c. 46 Sq. M.
- Cul de sac
- Attic conversion
- Property was rewired in 2020

## ACCOMMODATION

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- **Entrance Hall** White PVC entrance door with double glazed frosted glass insets. Alarm point. Tiled floor.
- **Sitting Room** Timber flooring. TV point.
- **Kitchen / Dining Room** Array of presses. Single drainer stainless steel sink unit. Breakfast counter. Shelving. Timber flooring.
- **Bedroom 1** Feature cast iron fireplace with tiled inset and ornate surround. Timber flooring. Double glazed sliding patio door to rear garden.
- **Bedroom 2** Timber flooring. Shelving.
- **Shower Room** Tiled shower cubicle with Mira Elite SE electric shower. W.C. Wash hand basin. Tiled floor. Part tiled walls.
- **Utility Room** Plumbed for washing machine. Door to rear garden. Spiral staircase to attic room.
- **Attic Room** Large open plan attic room with timber flooring. 3 x velux windows. Toilet with W.C. and wash hand basin.
- **Outside** Front, side and rear gardens mainly laid to lawn. Large patio area with overhead canopy. Newly installed wooden shed with perspex roof for bin, coal and timber storage.  
  
Large detached workshop built of block construction with a steel roof and steel entrance doors. Garage measures 8.85 x 5.2. There is a pit in the garage for a mechanic.



**Ground Floor**  
**Approximate Floor Area**  
**672 Sq. ft.**  
**(62.4 Sq. m.)**

**Attic**  
**Approximate Floor Area**  
**371 Sq. ft.**  
**(34.5 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

€185,000

## DIRECTIONS

Google Map: V94K6W7

## 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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