



**FOR SALE BY PRIVATE TREATY**

**MOYNALTY HOUSE,  
NO. 18 DROMORE RISE,  
RAHEEN,  
LIMERICK V94E43W**

**GUIDE PRICE: €460,000**





## DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to announce the sale of this substantial family home in one of Raheen's finest and mature estates which is located within close proximity to University Hospital Limerick, Raheen Industrial Estate, the Crescent Shopping Centre, many excellent schools and sports clubs and just a short distance from Limerick city centre and all its amenities.

The spacious accommodation of this property comprises of entrance hallway with guest w.c., living room, sitting room, kitchen / dining room, utility room and garage on the ground floor. Upstairs has four double bedrooms and bathroom.

A prominent feature of this property is the extensive grounds which offers the discerning purchaser excellent opportunities to extend the existing property or to use the site for alternative purposes such as a large garage, workshop or indeed a separate house / modular home subject to any necessary planning permissions.

A viewing of this property is highly recommended.



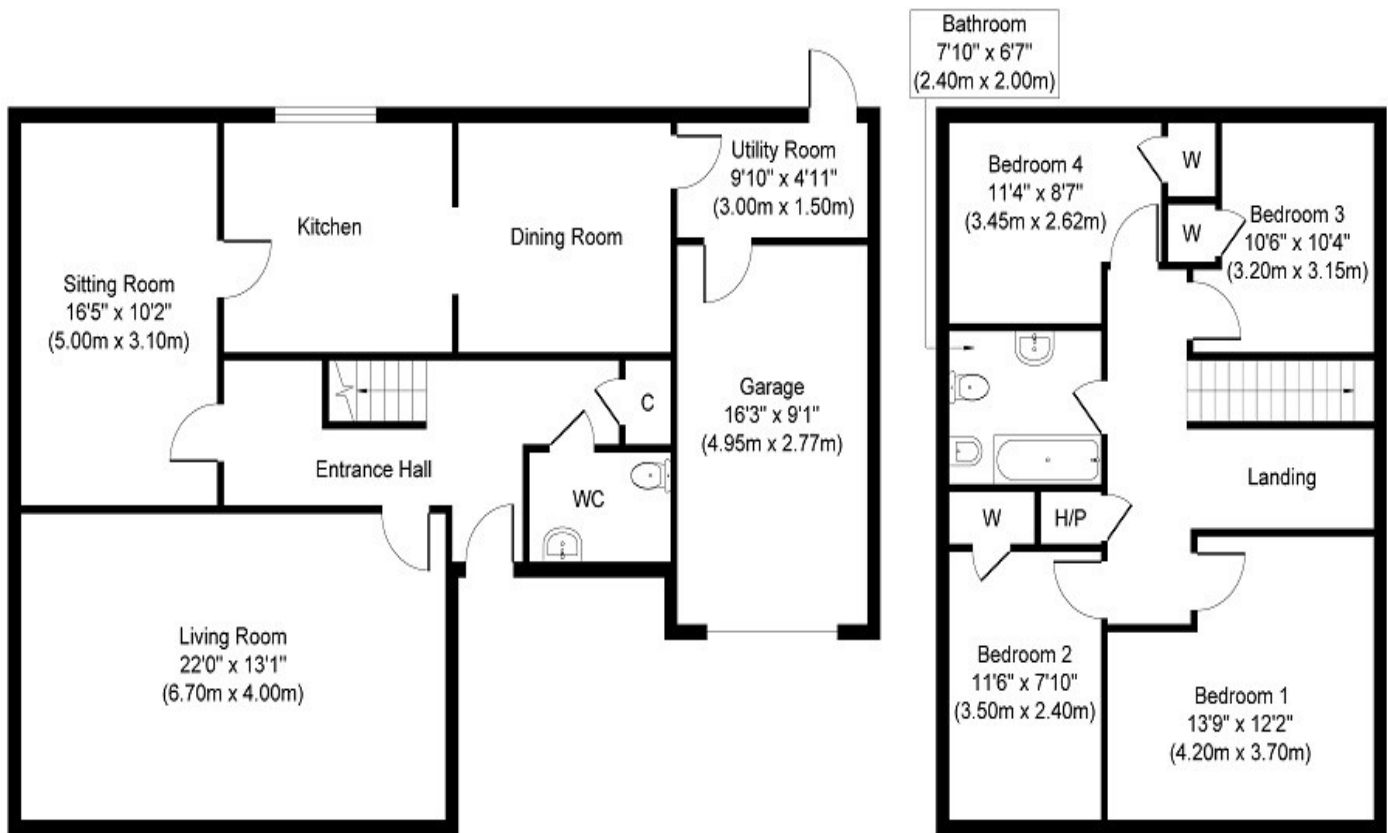


## SPECIAL FEATURES

- Detached
- Oil fired central heating
- Double glazed windows to the rear
- Four double bedrooms
- Large site offers scope for extending subject to planning permission
- South west facing rear garden
- Adjacent to UHL, Raheen Business Park, Crescent S.C. and the city centre

## ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door. Alarm point. Telephone point. Under stairs storage area. Cloaks closet.
- **Guest W.C.** W. C. Wash hand basin. Part tiled walls.
- **Living Room** Feature marble fireplace. TV point.
- **Sitting Room** Tiled fireplace with ornate mahogany surround. TV point.
- **Kitchen / Dining Room** Fitted kitchen with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher. Tiled floor. Double glazed sliding patio door to rear garden. TV point.
- **Utility Room** Plumbed for washing machine. Door to rear garden. Door to garage.
- **Garage** Aluminium up and over door
- **Upstairs**
- **Bathroom** Bath with Triton T90 I electric shower. W. C. W. H. B. Bidet. Part tiled walls.
- **Bedroom 1** Range of fitted wardrobes with overhead presses and wash hand basin.
- **Bedroom 2** Range of fitted wardrobes with overhead presses and wash hand basin.
- **Bedroom 3** Fitted wardrobes with overhead presses.
- **Bedroom 4** Fitted wardrobes with overhead presses and wash hand basin.
- **Outside** Front garden with off street parking, south west facing fully walled rear garden with ample space to extend or build a separate unit subject to planning.



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

€460.000.

## DIRECTIONS

Google Map: V94E43W

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

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**PROPERTY  
PARTNERS**

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