



**FOR SALE BY PRIVATE TREATY**

**14 CLUAIN DARA,  
CLONMACKEN,  
ENNIS ROAD,  
LIMERICK V94KT0C**

**PRICE: €495,000**

**BER C2**



## DESCRIPTION

We are delighted to offer for sale this substantial four bedroom detached family home prominently positioned to the front of this popular estate which is midway between the Ennis Road and the Condell Road.

The property benefits from excellent accommodation comprising of entrance hallway, guest W.C., living room, family room, dining room, kitchen/breakfast room, utility room, four double bedrooms, two ensuites and bathroom.

Cluain Dara is a modern estate and ideally located on the suburbs of Limerick city with excellent road access to the City, Shannon, Ennis and Tunnel access to the Dublin and Cork Roads on its doorstep.

A viewing of this property is highly recommended.



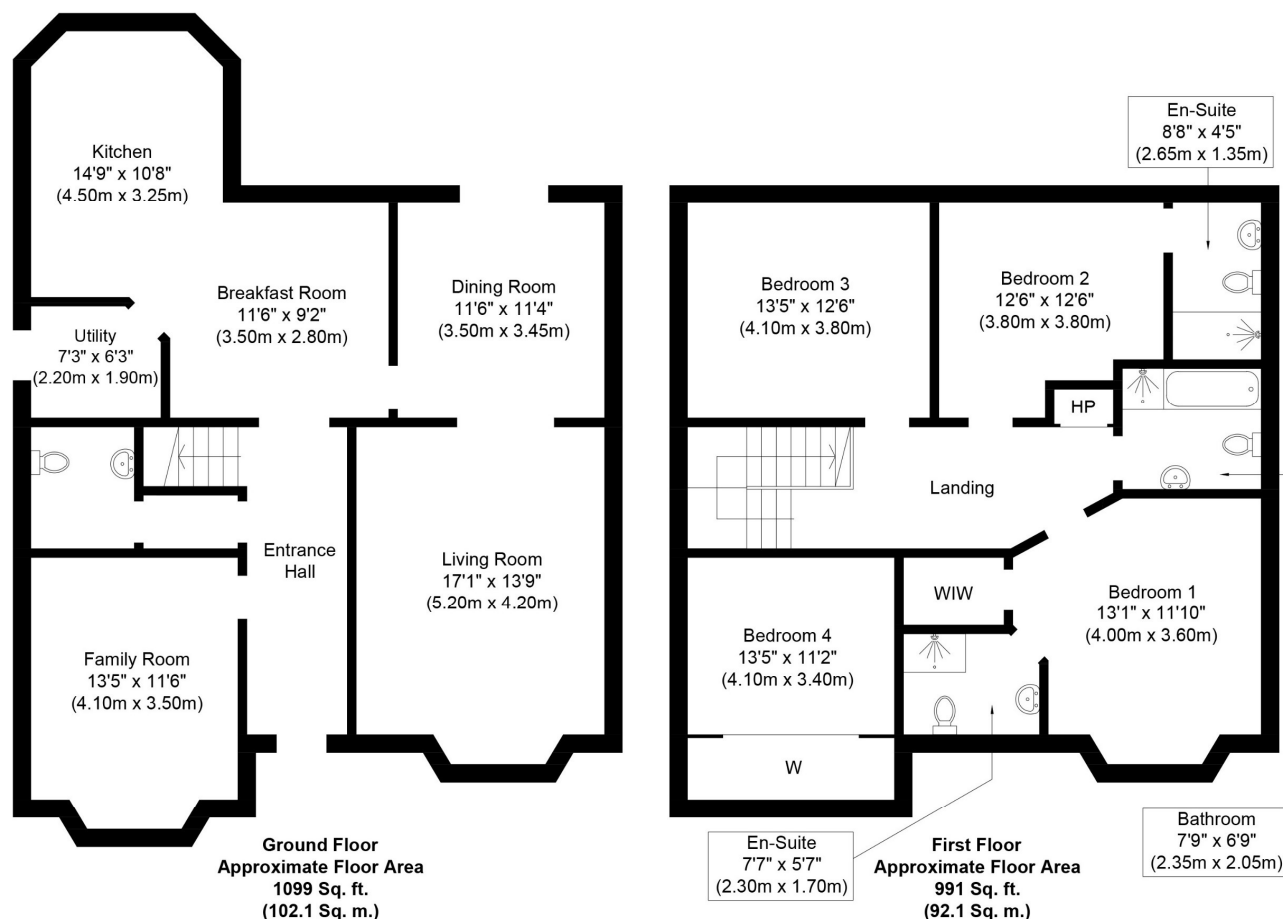


## SPECIAL FEATURES

Detached  
Gas fired central heating  
Double glazed windows  
Alarm  
Three reception rooms  
Four double bedrooms  
Three bathrooms  
Excellent condition

## ACCOMMODATION

- **Entrance Hall** Hardwood entrance door with leaded, stained and frosted glass insets. Tiled floor. Alarm point. Centre piece and Coving. Telephone point.
- **Guest W.C.** Toilet. Wash hand basin. Fully tiled walls and floor.
- **Living Room** Feature marble fireplace with Cassette stove and marble hearth. Solid maple flooring. Bay window. Centre piece and coving. TV point. Double glass panelled doors to...
- **Dining Room** Solid maple flooring. Double glazed french doors to rear garden. Centre piece and coving.
- **Kitchen / Breakfast Room** Modern fitted kitchen with a large array of eye and floor level units. Four cutlery drawers. Two pot drawers. One and a half bowl franke sink unit with mixer tap. Oven. Four plate ceramic hob. Extractor fan. Integrated Whirlpool fridge freezer. Integrated Belling dishwasher. Breakfast island with underneath storage presses. Granite worktop. Fully tiled floors. Double glazed french doors to rear garden.
- **Utility Room** Eye level units. Press with gas boiler. Plumbed for washing machine. Solid door with frosted glass inset to side.
- **Family Room** Feature fireplace with gas coal effect fire inset. Solid maple flooring. Centre piece and coving. Bay window. TV point.
- **Landing** Hot press with dual immersion.
- **Bedroom 1** Walk in wardrobe with fitted shelving and hanging space. TV & Telephone points. Bay window.
- **Ensuite Shower Room** Shower cubicle with Mira Elite QT electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Bedroom 2** Range of fitted wardrobes. TV point. Telephone point.
- **Ensuite** Large shower cubicle with Aquastream shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Bedroom 3** Range of fitted wardrobes and drawers. TV and telephone point.
- **Bedroom 4** Range of fitted wardrobes. TV and telephone point.
- **Bathroom** Free standing bath with mixer taps. W.C. Wash hand basin. Shower cubicle with Aquastream shower. Fully tiled walls and floor.
- **Outside** Front garden part lawned. Laurel hedge borders. Tarmacadamed driveway. Gated side entrance ways to both sides. Fully walled and fenced rear garden mainly laid to lawn. Raised timber deck. Outside tap and light. Steeltech garden shed.



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

€495,000.

## DIRECTIONS

Google Map V94KT0C

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

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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.