

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

WWW.PROPERTYPARTNERS.IE



Bramble Cottage, Mungret, Co. Limerick

We are delighted to offer for sale this deceptively spacious 5 bedroomed detached and extended dormer bungalow on C. 2/3 acre, located just a short walk from Mungret Village.

The bright, spacious and recently upgraded accommodation comprises of entrance hallway, living room, family room, kitchen / dining room, utility room, guest W.C., 5 bedrooms, 2 ensembles and bathroom.

Outside the property is further enhanced with gardens extending to 2/3's of an acre.

This property is located only a short drive from University Hospital Limerick, Raheen Industrial Estate and only 5 minutes drive from Limerick City Centre.

A viewing of this property is highly recommended.

Price Guide:

Region €340,000

Barrack House, O'Connell Avenue, Limerick

Tel 061 410410 Email decourcyodwyer@propertypartners.ie

PSRA Licence No.: 002371

Accommodation

Accommodation	Size	Description
Entrance Hallway	4.55m x 1.9m 14'9" x 6'2"	Solid woodgrain PVC entrance door with double glazed, leaded and frosted glass inset. Solid french pine flooring. Telephone point. Understairs storage area.
Living Room	4.9m x 4.3m 16'1" x 14'1"	Cast iron fireplace with marble hearth. Solid french pine flooring. Dimmer switch. T.V. point.
Kitchen/ Dining Room	7.5m x 3.8m 24'6" x 12'4"	Modern fitted hand-painted kitchen with array of eye and floor level units. Belfast sink. Granite worktop space. 4 plate gas hob. Electrolux double oven. Solid french pine flooring.
Back Hallway	1.85m x 2m 6'0" x 6'5"	Double glazed PVC entrance door. Tiled floor.
Utility Room	3.8m x 2.75m 12'5" x 9'0"	Single drainer stainless steel sink unit. Plumbed for washing machine. Eye and floor level units. Solid french pine flooring. Door to rear garden.
Guest W.C.	1.5m x 0.9m 4'9" x 2'9"	W. C.. Wash hand basin.
Family Room	5.4m x 2.75m 17'7" x 9'0"	Solid french pine flooring. Fitted presses. Bay window. Picture rail.
Bedroom 1	3.8m x 4m 12'5" x 13'1"	Recessed lighting. Double glazed french doors to rear garden.
Ensuite / Shower room	2.3m x 2m 7'5" x 6'5"	Shower with Triton T90Si electric shower. Extractor fan. W.C.. Wash hand basin. Fully tiled walls and floor.

Upstairs

Accommodation	Size	Description
Bedroom 2	3.65m x 3.85m 12' x 12'6"	
Bedroom 3	4.2m x 2.95m 13'8" x 9'7"	Wall to wall mirrored wardrobes. Timber flooring.
Bedroom 4	2.65m x 3m 8'7" x 9'8"	Range of fitted wardrobes with mirrored fronts. Timber flooring.
Bedroom 5	3.9m x 4.25m 12'8" x 13'9"	
Ensuite / Shower room	3.15m x 1.2m 10'3" x 3'9"	W.C.. Wash hand basin. Tiled floor. Part-tiled walls. Shower cubicle with Myra Elite electric shower. Folding shower door.
Bathroom	2.5m x 2.35m 8'2" x 7'7"	Bath. W.C.. Wash hand basin. Part tiled walls. Tiled floor.

Special Features

- * Detached
- * Site C. 2/3 acre
- * Oil fired central heating
- * Triple glazed windows to rear, double glazed windows to front.
- * 5 bedrooms
- * Excellent decorative condition
- * BER - C2
- * 2 Reception rooms
- * 2 x Ensuites
- * Utility Room
- * Alarm
- * Tarmacadamed driveway
- * Adjacent to Mungret Village
- * Mains drainage, mains water, mains electricity



Outside

Outside front garden mainly laid to lawn. Open entrance to tarmacadamed drive-way. Rear garden which is mainly laid to lawn and is 95m in length.



Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.