



FOR SALE BY PRIVATE TREATY

**SKAGH,
CROOM,
CO. LIMERICK V35Y498**

PRICE: €500,000.

BER C3



DESCRIPTION

We are delighted to offer for sale this magnificent detached dormer property located almost opposite the grounds of Croom Hospital. The property built c. 1994 offers spacious accommodation throughout and has the benefit of a former annex surgery to the side.

Accommodation comprises entrance porch, entrance hall, living room / dining room, conservatory, kitchen / breakfast room / family room, sitting room, family room / bedroom 1, bedroom 2, shower room, upstairs are bedrooms 3, 4 and 5, office and bathroom





SPECIAL FEATURES

Detached

Built c. 1994

C. half acre

Adjacent to Croom Hospital and a short walk to Croom town centre

Superb accommodation throughout

ACCOMMODATION

- **Entrance Porch** Double doors to porch. Quarry floor tile. Coving. Recessed lighting. Double doors with leaded and stained glass inset and overhead fan light leading to...
- **Entrance Hallway** Tiled floor. Recessed lighting. Double height ceiling. Central staircase. Wainscoting.
- **Living Room / Dining Room** Feature ornate marble fireplace. Coving. Recessed lighting. Feature sunken couch. Bay window. Double glass panelled door leading to ...
- **Conservatory** Door from conservatory to rear garden.
- **Kitchen / Breakfast Room / Family Room** Large fitted kitchen with an array of eye level, floor level presses. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Quarry tiled floor. Island. Recessed lighting. Brick fireplace and BBQ. Door to rear garden.
- **Utility Room**
- **Sitting Room** Coving. Recessed lighting. Double doors.
- **Family Room / Bedroom 1** Herringbone style hardwood flooring. Coving. Recessed lighting. Bay window. Gas fire.
- **Bedroom 2** Timber flooring.
- **Shower Room** Shower cubicle, W.C. Wash hand basin in vanity unit. Fully tiled walls and floor. Recessed lighting. Extractor fan.
- **Upstairs**
- **Bedroom 3** Solid timber flooring. Walk in wardrobe. Recessed lighting.
- **Ensuite** Mira Elite SE electric shower. W.C. Wash hand basin. Fully tiled walls and floor. Recessed lighting. Velux window.
- **Office** Telephone point. Velux window.
- **Bedroom 4** Range of fitted wardrobes. Recessed lighting.
- **Bedroom 5** Range of fitted wardrobes. Recessed lighting.
- **Bathroom** Bath. W.C. Two wash hand basins in vanity units. Bidet. Recessed lighting.
- **Annex** Own door entrance to hallway.
- **Waiting Room**
- **Surgery Room**
- **Guest W.C.**
- **Outside** The property has entrance via double steel gates to both sides of the front and is fully walled across the entire. Both entrance ways lead to a graveled drive way leading to the front and side of the property. The front garden has mature gardens and is well stocked with a variety of plants, shrubs and trees. To the rear the property has again well stocked mature gardens with a southerly facing sunny aspect.



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

€500,000

DIRECTIONS

Google Map V35Y498

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.