



FOR SALE BY PRIVATE TREATY

**44 CLONARD,
WESTBURY,
CORBALLY,
LIMERICK V94VK2E**

PRICE: €245,000

BER D1



DESCRIPTION

We are delighted to introduce for sale this superbly upgraded three bedroom semi detached property in a quiet cul de sac. Located close to Westbury Shopping Centre and just a short drive from Limerick City Centre, this property offers bright, spacious and modern accommodation comprising of entrance hallway, living room, kitchen/dining room, utility room, three bedrooms main ensuite and bathroom. There is a garage attached to the property suitable for conversion subject to planning permission.

Outside the property is further enhanced with a largely maintenance free south facing rear garden and a large front garden with ample off street parking.

Viewing is highly recommended.



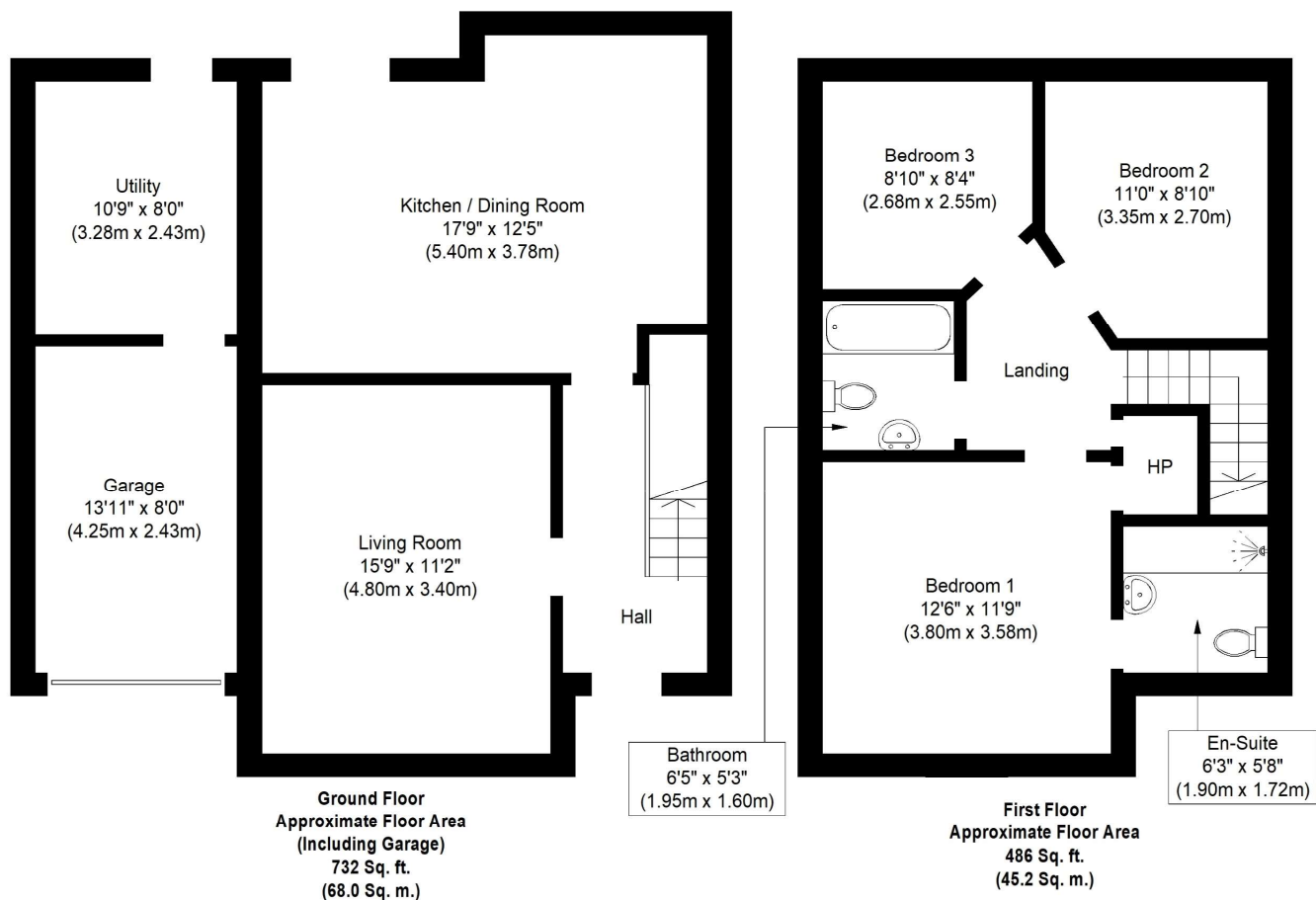


SPECIAL FEATURES

Semi detached
 Gas fired central heating
 Double glazed windows
 Cul de sac
 South facing rear garden
 Excellent decorative condition
 Ensuite
 Garage suitable for conversion subject to planning permission

ACCOMMODATION

- **Entrance Hall** Hardwood entrance door with frosted glass inset. Timber flooring. Understairs storage.
- **Living Room** Feature cast iron fireplace with tiled inset and marble hearth. Timber flooring. Shelving. TV point.
- **Kitchen / Dining Room** Modern fitted hand painted kitchen with array of units. Single drainer stainless steel sink unit with mixer tap. Zanussi four plate gas hob. Creda double oven. Plumbed for dishwasher. Timber flooring. Pantry. Double glazed sliding patio door to rear garden.
- **Utility Room** Array of eye and floor level presses. Plumbed for washing machine. Gas boiler. Door to rear garden. Door to garage.
- **Garage** Aluminium up and over door.
- **Upstairs** Landing. Hot press with dual immersion.
- **Bathroom** Modern fitted bathroom suite. Bath with Triton T90 SR electric shower. Glass shower door. W.C. Wall mounted wash hand basin with mixer tap and two drawers. Recessed lighting. Extractor fan. Fully tiled walls and floor.
- **Bedroom 1** Fitted wardrobes.
- **Ensuite Shower Room** Modern ensuite shower. Shower cubicle. W.C. Wash hand basin with mixer tap and two drawers. Heated towel rail. Extractor fan. Recessed lighting. Fully tiled walls and floor.
- **Bedroom 2** Fitted wardrobes.
- **Bedroom 3** Fitted wardrobes. Timber floor.
- **Outside** Fully walled south facing rear garden with large patio. Border areas planted with a variety of plants, Elderflower and Pear trees and shrubs. There are numerous herbs planted to include wild garlic, chives, sage and fruits such as gooseberries, raspberries, blackcurrants and strawberries. Outside sensor light and tap. Outside power point. Extra large side entrance c. 2.25m wide. Large front garden mainly laid to lawn. Tarmacadam driveway for two cars. Border area planted with a variety of shrubs and plants.



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

€245,000.

DIRECTIONS

Google Map V94VK2E

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.