

**For Sale**  
By Private Treaty

Guide Price

**€299,000**

**REA**  
**JOHN LEE**



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## **CLONKEEN**

Lisnagry, Co. Limerick.

V94 F2YE

4 Bedroom Detached Bungalow – 1,496 sq.ft.

**BER C3**



[reajohnlee.ie](http://reajohnlee.ie)

PSRA: 002764



## | Location

This property is convenient to Annacotty Business Park, Annacotty village, Murroe, Castletroy and only 15 minutes from Limerick City with easy access to the M7 road network. The National Technological Park is just minutes by car, while the area is in close proximity to a number of primary and secondary schools.

## | Description

REA John Lee are delighted to present to the market this Ideally situated 4 Bedroom Detached Bungalow residence in a sought after location a short distance from Annacotty Business Park, University of Limerick and Limerick City. While the property is well maintained, it requires some modernisation and upgrading, it features generously proportioned living accommodation throughout. Approached by a gravel driveway with mature lawns to the front and rear, with a private garden area to the rear. The location is first class within easy reach of all amenities and only 10 minutes drive to the University of Limerick / National Technological Park. This is also an ideal location for anyone working in Castletroy/Annacotty and the University of Limerick, Plassey area.

Services include; Mains ESB, Mains Water, Oil Fired Central Heating, Septic tank. All windows are double glazed teak.

Built c. 1984. Floor Area c. 139 sq.m. (1,496 sq.ft.)

**Call 061 378 121**

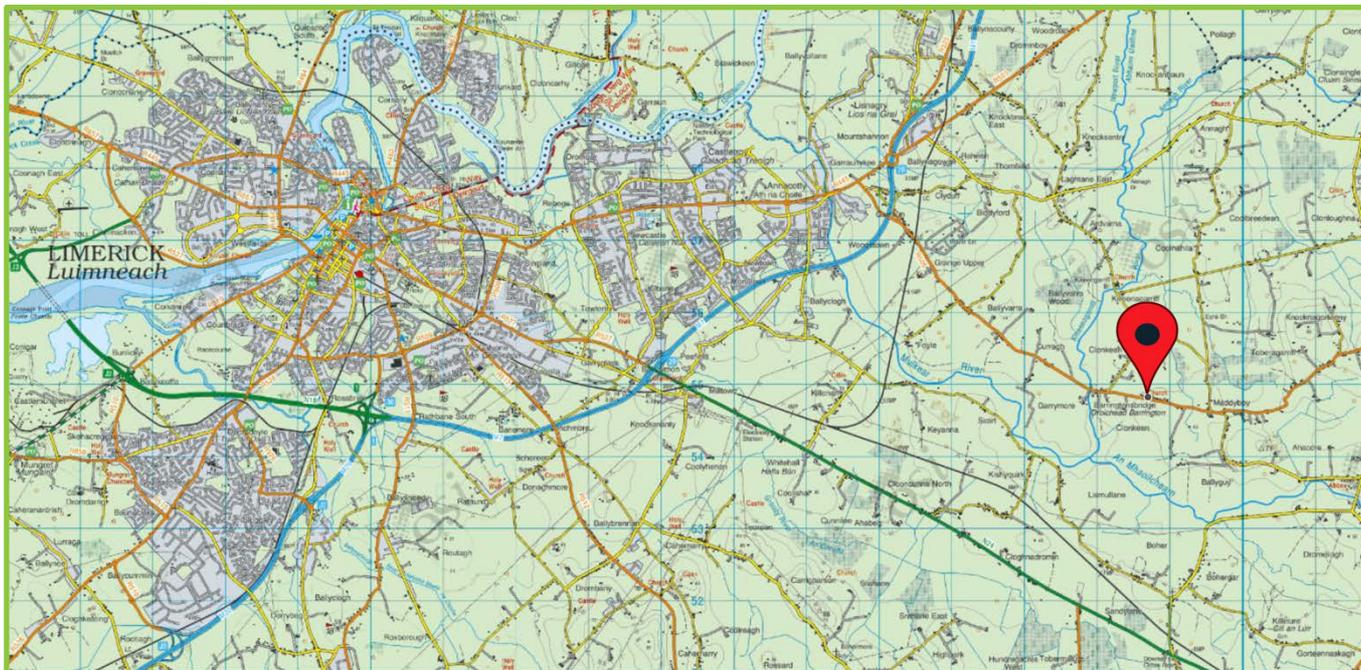


# | Accommodation

## Ground Floor



For Identification Purposes Only. Not to Scale.  
Plan produced using PlanUp.



## | Outside

Gated entrance drive with mature gardens to the front and rear in a private rural location looking onto a scenic hinterland.

## | BER

C3

215.41 kWh/m2/yr

BER No. 114726979

## | Viewing

By prior appointment.

## | Directions

The property is a short distance from Annacotty, fronting onto the R506 and 5km from Murroe village.  
Eircode: V94 F2YE

## | Price

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## | Selling agents

**REA John Lee**  
Main Street,  
Newport,  
Co. Tipperary.  
V94 FC8Y

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**E** [info@reajohnlee.ie](mailto:info@reajohnlee.ie)  
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## | Sales agent

**James Lee**  
BSc. Hon's., MRICS MSCSI  
Director

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