

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

WWW.PROPERTYPARTNERS.IE



**'Kileenoughty House',
Croom / Crecora,
Co. Limerick.**

An imposing Georgian style two storey residence of C. 420 sq. mtrs. (4,520 sq. ft.) on an elevated site surrounded by good quality lands extending to C. 6 acres.

This prominent and distinctive period country house was built in C. 1992 and is ideally located in this much sought after area mid way between Crecora and Croom whilst being a C. 15 min drive from Limerick City Centre.

The well laid out and spacious accommodation comprises of a large inviting double height entrance hall-way, living room, drawing room, family room, sun lounge, office, kitchen / dining room, utility room, guest w.c., 5 double bedrooms (2 ensuite) and main bathroom. The accommodation benefits from many attractive features throughout the house.

Outside this magnificent property is accessed through an impressive four pier entrance with electric gates leading to a sweeping driveway. There are C. 6 acres of good quality lands with road frontage affording an opportunity for potential sites subject to planning permission. To the rear of the property there are two large detached industrial sheds, stables area and fenced sand arena.

Price Guide:

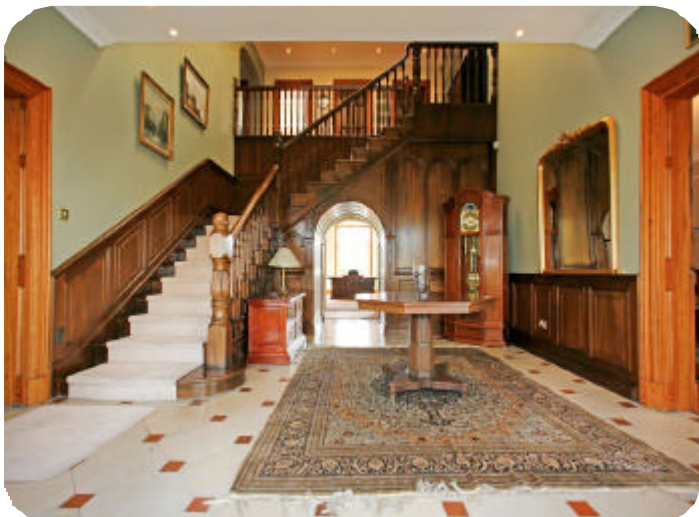
Region €695,000

**Barrack House, O'Connell Avenue, Limerick
Tel 061 410410 Email decourcyodwyer@propertypartners.ie**

Accommodation

Accommodation	Size	Description
Entrance Hallway	5.9m x 4.95m 18'4" x 13'8"	Hardwood entrance door with double-glazed side to panels. Tiled floors. Recessed lighting. Coving. Mahogany decorative wall panelling. Mahogany ornate staircase to landing and first floor.
Living Room	6.25m x 4.3m 18' x 14'1"	Period ornate marble fireplace with solid fuel stove inset. Marble hearth. 3 piece bay window with double-glazed timber sash windows. Coving. T.V. point.
Drawing Room	6.25m x 4.35m 13'9" x 14'1"	Period marble fireplace with marble hearth and solid fuel stove inset. 3 piece bay window with double-glazed timber sash windows. Coving. Picture rail.
Kitchen / Dining Room	6m x 4.3m 38'9" x 24'6"	Country style kitchen with ample array of eye and floor level units. Open shelving. Display cabinets. Double bowl Belfast sink with mixer tap. Marble worktop space. Centre island piece with marble worktop and underneath presses. Arga stove with overhead red brick surround. Recessed lighting. Integrated dishwasher. Samsung american fridge/freezer. Tiled floor. Telephone point. Coving. Double french doors leading to sunroom.
Utility Room	4.35m x 1.9m 20'7" x 11'2"	Range of eye and floor level units. Worktop space. Belfast sink. Plumbed for washing machine. Tiled floor. Coving. Recessed lighting.
Sunlounge	6.35m x 5.2m 20'7" x 11'2"	Vaulted pine ceiling with a height of 4m. Fully tiled floor. Bar unit. Double glazed french doors leading to gardens.
Rear Hallway	4.9m x 1.8m	Recessed lighting. Coving. Understairs storage area. Pantry unit.
Family Room	5.6m x 5m	Period marble fireplace with cast-iron inset. Marble hearth. Large bay area with double-glazed french doors to rear garden and 2 double-glazed timber sash windows. T.V. point. Coving
Office	4.15m x 4.3m 15'7" x 10'5"	Coving.
Guest W.C.	2.1m x 1.2m 15'7" x 10'5"	W.C. Wash hand basin. Vanity unity. Tiled floor. Coving.
Garage	5m x 7m 19'4" x 19'7"	Double. Solid timber doors. Door from garage to rear of property.

Accommodation	Size	Description
Upstairs		
Landing	8.3m x 5.75m	Recessed lighting. Coving. Large atrium with glass-perspex roof.
Bedroom 1	5.5m x 4.5m	Recessed lighting. Coving. T.V. point. Telephone point. Dago rail.
Walk-in Wardrobe	3.3m x 3.55m 15'8" x 14'3"	Range of modern fitted wardrobes. Coving. Recessed lighting.
Ensuite Bathroom	2.8m x 2.2m 7'5" x 6'6"	W.C. Wash hand basin. Full shower cubicle. Recessed lighting. Coving. Wall panelling.
Bedroom 2	4.25m x 3.85m 15'3" x 14'3"	Recessed lighting. Coving. Fitted wardrobe.
Bedroom 3	5.4m x 5m 13'9" x 12'3"	Recessed lighting. Coving. 3 window bay with double-glazed timber sash windows.
Walk in Wardrobe	1.75m x 1.65m 6'4" x 7'7"	
Bedroom 4	3.85m x 4.25m 6'6" x 6'1"	Recessed lighting. Coving.
Bedroom 5	5.35m x 4.45m 6'6" x 6'1"	Recessed lighting. Coving. Fitted wardrobes.
Ensuite Bathroom	3.6m x 2.3m 7'5" x 6'6"	Shower cubicle. W.C. Wash hand basin. Extractor fan. Recessed lighting. Coving. Timber wall panelling.
Main Bathroom	2.8m x 3.6m 18'9" x 18'4"	Shower cubicle with Triton electric shower. W.C. Wash hand basin. Bidet. Free-standing cast-iron bath. Timber wall panelling. Recessed lighting. Coving.



Special Features

- * Detached
- * C. 420 sq. mtrs. (4,520 sq. ft.)
- * C. 6 acres
- * BER: D1
- * Alarm
- * Double glazed
- * Timber sash windows
- * 5 double bedrooms
- * 4 Reception Rooms
- * Underfloor heating
- * Central Vacuum System
- * Potential sites subject to planning permission
- * 2 detached industrial units
- * Stables area
- * Fenced sand arena
- * Excellent location
- * Many attractive features throughout



Outside

The entrance to this property has an imposing four piered entrance with double steel gates leading to a sweeping gravelled driveway. There is railed stud farm fencing to both sides with feature lighting. The driveway breaks off approaching the front of the property leading to the stables, yard area, sand arena and the industrial sheds. The entire holding is on C. 6 acres laid out in 3 divisions to the front, side and rear. The two industrial units measures C. 300 sq. mtrs. and C.110 sq. mtrs respectively. Both of these units are of steel metal cladding and have 3 phase power. The stable block is divided into five separate boxes. The division to the side of the property has excellent road frontage and offers the discerning purchaser a possibility for two sites subject to the necessary planning permissions.

“The Home of High Standards”

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.