

**PROPERTY  
PARTNERS**

**de Courcy  
O'Dwyer**

**WWW.PROPERTYPARTNERS.IE**



**3 Millbrook  
Ballyclough  
Co. Limerick.**

**A** unique opportunity arises to acquire this fabulous 4 bedroom detached bungalow c. 160 sq. m. (c. 1,722 sq. ft.) located in this highly desirable cul de sac development which also includes Euroville and The Belfry and within a short drive of Limerick City Centre and Limerick Golf Club.

**T**he bright spacious and upgraded accommodation comprises of entrance porch, entrance hall, living room, kitchen/dining room, utility room, guest wc, family room, 4 bedrooms main ensuite and bathroom.

**O**utside the property is further enhanced with mature well stocked front, side and rear gardens. There is a tarmac-dam driveway to the front.

**Price**

**Guide: €340,000**

**Barrack House, O'Connell Avenue, Limerick  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)**

## Accommodation

Accommodation	Size	Description
Entrance Porch	2m x 1.5m 6'5" x 4'9"	Porch light. Coving. Double glass doors to entrance hallway.
Entrance Hallway	3.8m x 4.4m 12'4" x 14'4"	Coving. Cloaks closet. Alarm point.
Living Room	7.5m x 3.34m 17'2" x 15'7"	Marble open fireplace with marble hearth. Coving.
Kitchen/Dining Room	7.35m x 4.08m 24'1" x 13'3"	Modern fitted solid oak kitchen with ample array of eye and floor level units. Dresser. Carved extractor hood. One and half bowl stainless steel sink unit with mixer tap plumbed for dishwasher. Solid fuel stove. Double glazed sliding patio door to rear garden.
Guest WC	0.9m x 2.05m 2'95" x 6'72"	Toilet. Wash hand basin in vanity unit.
Utility Room	2.05m x 3.05m 6'7" x 10'0"	Range of eye & floor level units. Plumbed for washing machine. Dryer. Double glazed PVC door to rear garden.
Family Room	3.6m x 5.4m 11'8" x 17'7"	TV Point
Inner Hallway		Walk-in hot press with dual immersion.
Bedroom 1	4.08m x 3.0m 13'38" x 9'8"	
Bedroom 2	3.03m x 3.35m 9'29" x 10'9"	
Bedroom 3	3.45m x 3.35m 11' 3" x 10'9"	Fitted wardrobes and fitted open shelving.
Bedroom 4	4.08m x 4.12m 13'3" x 13'5"	Large range of fitted modern wardrobes. Telephone point.
Ensuite	2.9m x 0.9m 9'5" x 2'9"	Shower cubicle with Mira Elite 2 electric shower. WC & WHB. Extractor fan. Fully tiled walls & floor.
Bathroom	2.15m x 2.1m 7'0" x 6'8"	Bath with telephone shower attachment. WC. WHB in vanity unit. Shower cubicle with Mira Elite electric shower.

## Outside

Fully hedged, lawned, mature rear garden with well stoked flower beds and a variety of plants, shrubs and trees. Rear garden is private and not overlooked. Walled and hedged mature well stocked front garden. Double gates to tarmac driveway.

## Special Features

<ul style="list-style-type: none"> <li>* Detached</li> <li>* Oil fired central heating</li> <li>* Double glazed windows</li> <li>* Modern fitted oak kitchen</li> </ul>	<ul style="list-style-type: none"> <li>* Alarm</li> <li>* 2 Reception Rooms</li> <li>* Solid Oak &amp; glass panelled oak doors internally</li> <li>* c. 160 sq. m. (c. 1,722 sq. ft.)</li> </ul>	<ul style="list-style-type: none"> <li>* Ensuite</li> <li>* 4 Bedrooms</li> </ul>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------

### 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.

PRSA Licence 002371