



**FOR SALE BY PRIVATE TREATY**

**NO. 5 INIS CLUAIN,  
CASTLECONNELL,  
CO. LIMERICK V94P6X4.**

**PRICE REGION: €350,000**

**BER C3**





## DESCRIPTION

New to the market comes this fine 4 bedroom detached home, located just a short stroll from the picturesque village of Castleconnell. This location benefits from all of the many attractions and amenities that the village has to offer; yet still with easy access to the M7 Motorway and Limerick City.

The accommodation comprises of entrance hallway, guest W.C., living room, bedroom 1, dining room / kitchen area, utility room, upstairs - 3 double bedrooms, main with ensuite, bathroom and home office.

Outside the property is further enhanced with easy to keep, well planted front and rear gardens. The private rear garden with large patio area is not overlooked as it backs on to a large green area. There is off-street parking.

The village embraces its riverside setting on the banks of the River Shannon with its many river walks and Castleconnell boat club. This is a renowned location for anglers with a rich and diverse bird life.

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An immediate viewing of this property is highly recommended.





## SPECIAL FEATURES

Detached  
 4 bedrooms - main with ensuite  
 Double glazed windows  
 BER: C3  
 Easy commute to Limerick City  
 2 Reception rooms  
 Home Office  
 Large patio area to the rear.  
 Excellent location  
 Adjacent to a host of amenities, including renowned River Shannon walks.

## ACCOMMODATION

• <b>Combined Entrance Hallway</b>	4.8m x 2.0m	Hardwood entrance door with double glazed glass inset. Tiled floor. Recessed lighting. Under-stairs storage.
• <b>Guest W.C.</b>		Wash hand basin. W.C. Tiled floor.
• <b>Living Room</b>	5.4m x 3.45m	Hardwood oak flooring. Feature fireplace with solid fuel stove. Bay window. Recessed lighting. T.V. point. Double doors to...
• <b>Dining Room</b>	5.5m x 3.4m	Double glazed sliding patio door to rear garden.
• <b>Kitchen</b>	2.75m x 2.4m	Fitted kitchen with eye and floor level units. 1.5 bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher. Electrolux double oven and ceramic 4 plate hob. Fully tiled floor. Door to....
• <b>Utility Room</b>	2.85m x 1.5m	Single drainer stainless steel sink unit. Plumbed for washing machine. Vented for dryer. Eye and floor level units. Fully tiled floor. White aluminium door to side and rear garden.
• <b>Bedroom 1</b>	5.25m x 2.5m	Solid oak flooring. Telephone point. TV point. Open shelving.
• <b>Upstairs</b>		
• <b>Landing</b>		Hot press with dual immersion. Access to floored attic via Stira staircase.
• <b>Bedroom 2</b>	4.5m x 3.9m	TV Point. Telephone point.
• <b>Ensuite</b>	2.0m x 1.65m	Fully tiled ensuite. Shower cubicle with power shower. W.C. Wash hand basin.
• <b>Bedroom 3</b>	4.9m x 2.7m	
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• <b>Home Office</b>	2.8m x 1.9m	
• <b>Bathroom</b>	3.3m x 2.7m	Bath. W.C. Wash hand basin. Separate shower cubicle with Triton T90SI electric shower. Fully tiled walls and floor.



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## OUTSIDE

Walled and fenced rear garden with extensive patio area. Borders with railway sleepers and raised bed with maturing plants and shrubs. Outside tap and light. Side entrance way to both sides and one side with Perspex roofing for storage. To the front there is a walled and double gated front garden with the border areas containing many mature plants and shrubs. Gravelled driveway.

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## Contact Agent

PROPERTY PARTNERS DE COURCY ODWYER

M: 061 410 410

E: [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

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Outside the property is further enhanced with easy to keep, well planted front and rear gardens. The private rear garden with large patio area is not overlooked as it backs on to a large green area. There is off-street parking.

The village embraces its riverside setting on the banks of the River Shannon with its many river walks and Castleconnell boat club. This is a renowned location for anglers with a rich and diverse bird life.

Castleconnell railway station reopened in 2009 where commuters can travel by train to Limerick city and Nenagh. There is a riverside childrens playground and the ever popular 'fairy woods'. Ahane GAA club is the most successful hurling club in Limerick and a great place to meet new and old friends.

An immediate viewing of this property is highly recommended.







## SPECIAL FEATURES

Detached  
 4 bedrooms - main with ensuite  
 Double glazed windows  
 BER: C3  
 Easy commute to Limerick City  
 2 Reception rooms  
 Home Office  
 Large patio area to the rear.  
 Excellent location  
 Adjacent to a host of amenities, including renowned River Shannon walks.

## ACCOMMODATION

• <b>Combined Entrance Hallway</b>	4.8m x 2.0m	Hardwood entrance door with double glazed glass inset. Tiled floor. Recessed lighting. Under-stairs storage.
• <b>Guest W.C.</b>		Wash hand basin. W.C. Tiled floor.
• <b>Living Room</b>	5.4m x 3.45m	Hardwood oak flooring. Feature fireplace with solid fuel stove. Bay window. Recessed lighting. T.V. point. Double doors to...
• <b>Dining Room</b>	5.5m x 3.4m	Double glazed sliding patio door to rear garden.
• <b>Kitchen</b>	2.75m x 2.4m	Fitted kitchen with eye and floor level units. 1.5 bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher. Electrolux double oven and ceramic 4 plate hob. Fully tiled floor. Door to....
• <b>Utility Room</b>	2.85m x 1.5m	Single drainer stainless steel sink unit. Plumbed for washing machine. Vented for dryer. Eye and floor level units. Fully tiled floor. White aluminium door to side and rear garden.
• <b>Bedroom 1</b>	5.25m x 2.5m	Solid oak flooring. Telephone point. TV point. Open shelving.
• <b>Upstairs</b>		
• <b>Landing</b>		Hot press with dual immersion. Access to floored attic via Stira staircase.
• <b>Bedroom 2</b>	4.5m x 3.9m	TV Point. Telephone point.
• <b>Ensuite</b>	2.0m x 1.65m	Fully tiled ensuite. Shower cubicle with power shower. W.C. Wash hand basin.
• <b>Bedroom 3</b>	4.9m x 2.7m	
• <b>Bedroom 4</b>	2.5m x 3.5m	
• <b>Home Office</b>	2.8m x 1.9m	
• <b>Bathroom</b>	3.3m x 2.7m	Bath. W.C. Wash hand basin. Separate shower cubicle with Triton T90SI electric shower. Fully tiled walls and floor.



## PRICE

€350,000

## OUTSIDE

Walled and fenced rear garden with extensive patio area. Borders with railway sleepers and raised bed with maturing plants and shrubs. Outside tap and light. Side entrance way to both sides and one side with Perspex roofing for storage. To the front there is a walled and double gated front garden with the border areas containing many mature plants and shrubs. Gravelled driveway.

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## Contact Agent

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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.