

**PROPERTY  
PARTNERS**

**de Courcy  
O'Dwyer**

**WWW.PROPERTYPARTNERS.IE**



## **Autumn Lodge, Crecora, Co. Limerick**

**W**e are delighted to offer for sale this modern, detached family home on C. 1 acre of grounds and located in this popular townland of Crecora C. 14 kms from Limerick City.

**T**he property built C. 2001 extends to C. 250sqm (C. 2700 sq. ft) of well proportioned accommodation in excellent decorative condition. It comprises of entrance hallway, living room, sun lounge, kitchen / dining room, family room, sitting room, utility room, shower room, 4 double bedrooms, main ensuite and bathroom.

**O**utside the property is further complimented by large gardens extending to C. 1 acre and access is by a sweeping tarmacadamed driveway to the front and also has advantage of a 2nd entrance from the side of the property, leading directly to the rear of the house. There is a detached garage to the left hand side of the property and there is also the original stone cottage to the front which subject to planning, could be used as an office, play room, summer house etc.

**A**n early viewing of this property is highly recommended.

**Price Guide:**

**Region €500,000**

**Barrack House, O'Connell Avenue, Limerick  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)  
PSRA Licence No.: 002371**

## Accommodation

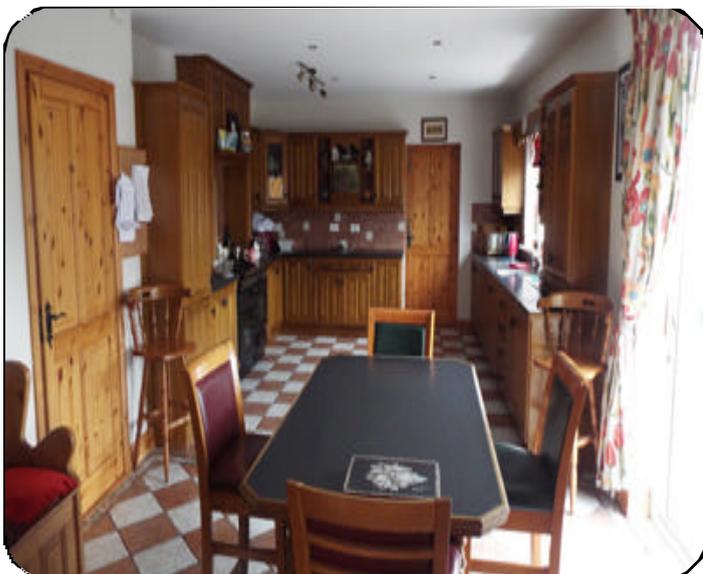
Accommodation	Size	Description
Entrance Hallway	4.5m x 3.25m 14'8" x 10'6"	Hardwood entrance door. Hardwood oak flooring. Coving. Recessed lighting. Telephone point. Understairs storage.
Living Room	6.25m x 4.2m 20'5" x 13'8"	Feature brick fireplace with Nesta Martin solid fuel stove on raised Liscannor Stone. Centrepiece and coving. Hardwood oak flooring. Large bay window. Double pine doors with leaded and glass inset leading to...
Sun Lounge	6.25m x 4.25m 20'5" x 13'9"	Hardwood oak flooring. Centrepiece and coving. Double glazed PVC french doors to side and rear gardens. Recessed lighting.
Kitchen/ Dining Room	7.5m x 3.75m 24'6" x 12'3"	Modern fitted solid oak kitchen with ample array of eye and floor level units. Display cabinets. Single drainer 1.5 bowl stainless steel sink unit with mixer tap. 4 cutlery drawers. Classic 110 Electric Oven with 5 plate gas hob. Fully tiled floor. Recessed lighting. Integrated dishwasher. Integrated fridge/freezer.
Utility Room	3.7m x 3m 12'1" x 9'8"	Ample array of eye and floor level solid oak units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dryer. Fully tiled floor.
Shower Room	2.35m x 1.2m 7'7" x 3'9"	Shower cubicle with Mira Elite QT electric shower. W.C.. Wash hand basin. Tiled floor. Fully tiled shower cubicle. Part-tiled walls.
Family Room	3.6m x 5.1m 11'8" x 16'7"	
Sitting Room	4.3m x 5.25m 14'1" x 17'2"	Feature cast-iron fireplace with solid pine surround. Liscannor hearth. Centrepiece and coving. Solid oak flooring. Large bay window. Recessed light.

## Upstairs

Accommodation	Size	Description
Bathroom	2.7m x 2.55m 8'8" x 8'3"	Bath. W.C.. Wash hand basin. Fully tiled shower cubicle. Fully tiled walls. Pine flooring.
Bedroom 1	4.3m x 3.9m 14'1" x 12'8"	Range of wall-to-wall slide robes with mirrored fronts. T.V. point. Telephone point.
Ensuite	1.85m x 2.6m 6'1" x 8'5"	Shower cubicle. W.C.. Wash hand basin. Fully tiled walls and floor.
Bedroom 2	3 x 3.75m 9'8" x 12'3"	Walk-in wardrobe.
Bedroom 3	3.7m x 4.45m 12'1" x 14'6"	Wall to wall fitted pine wardrobes. Large bay window. Recessed light.
Bedroom 4	4.15m x 5m 13'6" x 16'4"	Range of fitted wardrobes. Bay window. Recessed light.

## Special Features

- \* Detached
- \* Oil fired central heating
- \* C. 1 acre
- \* 4 bedrooms
- \* 4 reception rooms
- \* Dual entranceway
- \* Septic tank
- \* BER Rating - C2
- \* Original cottage on-site
- \* Excellent condition
- \* C. 250 sqm (C. 2,700 sq. ft)
- \* C. 14 kms from Limerick City
- \* Detached Garage
- \* Central vacuum system
- \* Water softner



## Outside

**O**utside the property extends to approximately 1 acre of gardens with dual access from both the front and side. Extensive patio area to the rear.

**G**arage measures 6.15 x 5.3m and has an up-and-over steel door.

**T**o the front of the entrance gate there is the original Cottage, currently used as storage measuring 8.35m x 4.95m and laid out in 3 separate rooms. This cottage could make for an office, play-house or other use, subject to planning.

## Directions

Proceed out the Adare Road and take the Cork exit.

Drive out the Cork Road for approx. 700m and take the turn sign-posted for Crecora.

The property is located exactly 1.1km from the turn, on the right hand side of the road.



### 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.