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**PROPERTY
PARTNERS**
DE COURCY O'DWYER

FOR SALE

**Lisarney
Ardnacrusha
Co. Clare**



Guide Price:

Region €280,000

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

Lisarney is a very comfortable escape from the hustle and bustle of city life. It is a deceptively spacious property in an ideal location for anyone searching for a home filled with character in an area with easy access to the local amenities around Ardnacrusha whilst still only a short distance from Limerick City Centre.

This property is quietly nestled away in a private cul de sac and offers more than meets the eye with its large workshop to the rear and a wonderful garden with great space and a great sun trap.

The accommodation comprises of entrance hall, living room, family room, dining room, kitchen/breakfast room, utility room, workshop, 4 bedrooms, bathroom and W.C.

Special Features

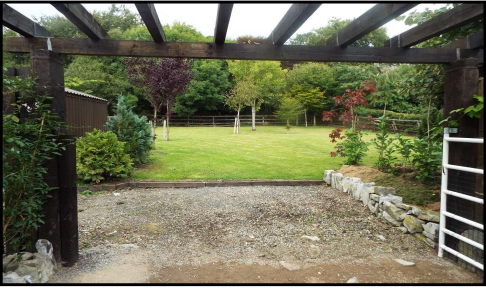
- * Semi detached
- * Double glazed windows
- * Four bedrooms
- * Oil fired central heating
- * 3 reception rooms
- * Superb gardens
- * Cul de sac

Outside

The front garden has ample car space. There is a large side entrance which can accommodate for car parking and access to the rear. The rear has a large lawn garden with mature trees and hedges. There is ample space to both the side and the rear for further extension if necessary and subject to planning permission.

Directions

Coming from Limerick City drive 4 miles out the Corbally Road to Barrys Cross, turn left at Barrys Cross, pass the main entrance to Ardnacrusha Power Station and take the next left, take first turning to the right and the house is the third house on the right hand side. Sign outside.



Accommodation	
Accommodation	Size M. Ft.
Entrance Hallway	
Living Room	3.3m x 4.52m 10'11" x 14'10"
Family Room	3.3m x 3.94m 10'11" x 12'11"
Dining Room	3.3m x 2.87m 10'11" x 9'5"
Kitchen / Breakfast Room	2.8m x 6.8m 9'1" x 22'3"
Utility Room	9.1m x 11.1m 2'72" x 3'38"
Workshop	3.12m x 6.65m 10'3" x 21'8"
Bedroom 1	3.2m x 4.55m 10'6" x 14'11"
Bedroom 2	2.64m x 3.91m 8'8" x 12'10"
Bedroom 3	3.25m x 2.62m 10'8" x 8'7"
Bedroom 4	2.44m x 2.77m 8'0" x 9'1"
Bathroom	2.36m x 1.90m 7'9" x 6'6"