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### **Mount Catherine House, Clonlara, Co. Clare**

**A** fantastic opportunity arises to acquire this substantial 3 storey Georgian residence of C. 3,000 sq. ft on 14 acres of private walled and hedged mature gardens, walled kitchen garden, various farm buildings, and paddock.

**T**his period home, whilst requiring some modernisation has been superbly maintained both inside and out, by its current owner. The property is accessed via walled and pillared entrance gates leading to a long, sweeping driveway.

**T**he property itself retains many original features including fireplaces, coving etc.

**M**ount Catherine House comprises of entrance hallway, drawing room, living room, dining room, cloak-room / guest W.C., 4 bedrooms, 3 bathrooms, large games room, kitchen, dining room, linen room, pantry, storage room and laundry room.

**T**he property is ideally located just a short drive from Limerick City Centre and is only a 5 minute drive to the back entrance of the University of Limerick via Gillogue.

#### **Price Guide:**

**Region €595,000**

**Barrack House, O'Connell Avenue, Limerick**

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**PSRA Licence No.: 002371**

## Accommodation - 1st Floor

Accommodation	Size	Description
Entrance Hallway	5.3m x 3.05m 17'4" x 10'	Hardwood entrance door. Overhead fan light. Coving. Picture rail.
Drawing Room	6.4m x 4.95m 21' x 16'2"	Feature original marble fireplace with tiled hearth and inset. Coving. Picture rail.
Living Room	6.6m x 4.85m 21'6" x 15'9"	Feature original marble fireplace with marble hearth and inset. Coving. Picture rail. T.V. point.
Dining Room	4.82m x 4.92m 15'8" x 16'1"	Feature marble fireplace with ornate mahogany surround and over-mantle. Coving. Picture rail.
Cloak Room / Guest W.C.	4.8m x 2.25m 15'7" x 7'4"	Guest W.C.. Wash hand basin.

## Accommodation - 2nd Floor & Attic

Landing	4.85m x 3.85m 15'9" x 12'6"	Coving.
Bedroom 1	4.25m x 4.85m 13'9" x 15'9"	Coving. Picture rail.
Lobby	2.25m x 1.55m 7'4" x 5'1"	Picture rail.
Bathroom	3.22m x 2.12m 10'5" x 6'9"	Bath. W.C.. Wash hand basin. Part-tiled walls.
Bedroom 2	4.2m x 4.8m 13'8" x 15'7"	Coving. Picture rail.
Lobby	2m x 2.22m 6'5" x 7'3"	
Bathroom	3.2m x 2.05m 10'5" x 6'7"	Bath. W.C.. Wash hand basin.
Bedroom 3	4.85m x 5m 15'9" x 16'4"	Picture rail.
Bedroom 4	4.8m x 2.2m 15'7" x 7'3"	Picture rail.
Games Room - Attic	10.3m x 8.4m 33'8" x 27'5"	Back door leads to...

## Accommodation - Ground Floor

Accommodation	Size	Description
Entrance Hallway	4.6m x 1.05m 15'9" x 3'4"	Understairs storage area. Utility area. Plumbed for washing machine.
Downstairs Bathroom	2.4m x 1.85m 7'8 x 6'	Bath. W.C.. Wash hand basin.
Inner Hallway	12.65m x 1.3m 41'5" x 4'2"	Wainscotting. Cloaks closet. Stairs leading to side door.
Kitchen / Dining Room	6.35m x 5.65m 20'8" x 18'5"	Array of eye and floor level units. Double drainer stainless steel sink unit. Breakfast counter. Plumbed for dishwasher. Aga stove.
Linen Room	4.85m x 2.35m 15'9" x 7'7"	
Pantry	3.2m x 2.75m 10'5" x 9'	Single drainer stainless steel sink unit with mixer tap. Ample shelving. Storage presses.
Storage Room	4.7m x 2.8m 15'4" x 9'2"	
Laundry Room	5.5m x 3.65m 18' x 11'9"	

## Special Features

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| <ul style="list-style-type: none"> <li>* Detached</li> <li>* 3 storeys</li> <li>* Georgian residence</li> <li>* C. 3,000 sq. ft</li> <li>* C. 14 acres</li> <li>* Period features</li> <li>* Mature gardens</li> <li>* Large walled orchard</li> </ul> | <ul style="list-style-type: none"> <li>* Paddock</li> <li>* Well proportioned accommodation</li> <li>* Superb potential</li> <li>* Variety of out-houses and farm buildings</li> <li>* BER exempt</li> <li>* Walled and pillared entrance</li> <li>* Close proximity to Limerick City Centre and University of Limerick</li> </ul> |
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## Outside

**T**his magnificent property is set on extensive front, back and side mature gardens, along with a large walled orchard, paddock and two front fields.



## Directions

**F**rom Limerick City, proceed out through Corbally, passed Larkins Cross and at the next cross, Griffin's Cross, take a right hand turn. Continue on this road for approx. 1.5 miles and on crossing the bridge, take the next left. Continue to the end of this cul de sac and the entrance to the property is on the right hand side.

# “The Home of High Standards”

### Viewing strictly by appointment

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