



**FOR SALE BY PRIVATE TREATY**

**18 GREENVIEW LAWN,  
GLENCAIRN,  
DOORADOYLE,  
LIMERICK V94DHF3**

**PRICE IN EXCESS OF: €330,000**





## DESCRIPTION

No 18 is arguably one of the finest properties in the Glencairn Estate and offers the discerning purchaser a superbly extended home with the added bonus of a site to its side which could, subject to planning have the potential for a second property. This property is located at the end of a cul de sac and offers a stunning interior and exterior.

The highlight of this property has to be the extended kitchen which creates an open plan living room / kitchen / dining room measuring c. 55 Sq. M. of light filled space created by a four-section sliding glass door.

The bright, airy and spacious accommodation of this property comprises of entrance hallway with guest w.c., living room, open plan living room / dining room / kitchen, utility room and three ensuite bedrooms. The property is further complimented by magnificent mature and large gardens.

A viewing of this property is highly recommended.





## SPECIAL FEATURES

Semi detached

GSM alarm system

Double glazed windows

Triple glazed glass in front door and sliding patio doors

Modern Kitchen by Universal Kitchens

All blinds by Adare Shutters

Off street parking for 4 cars including carport

Recently installed composite deck

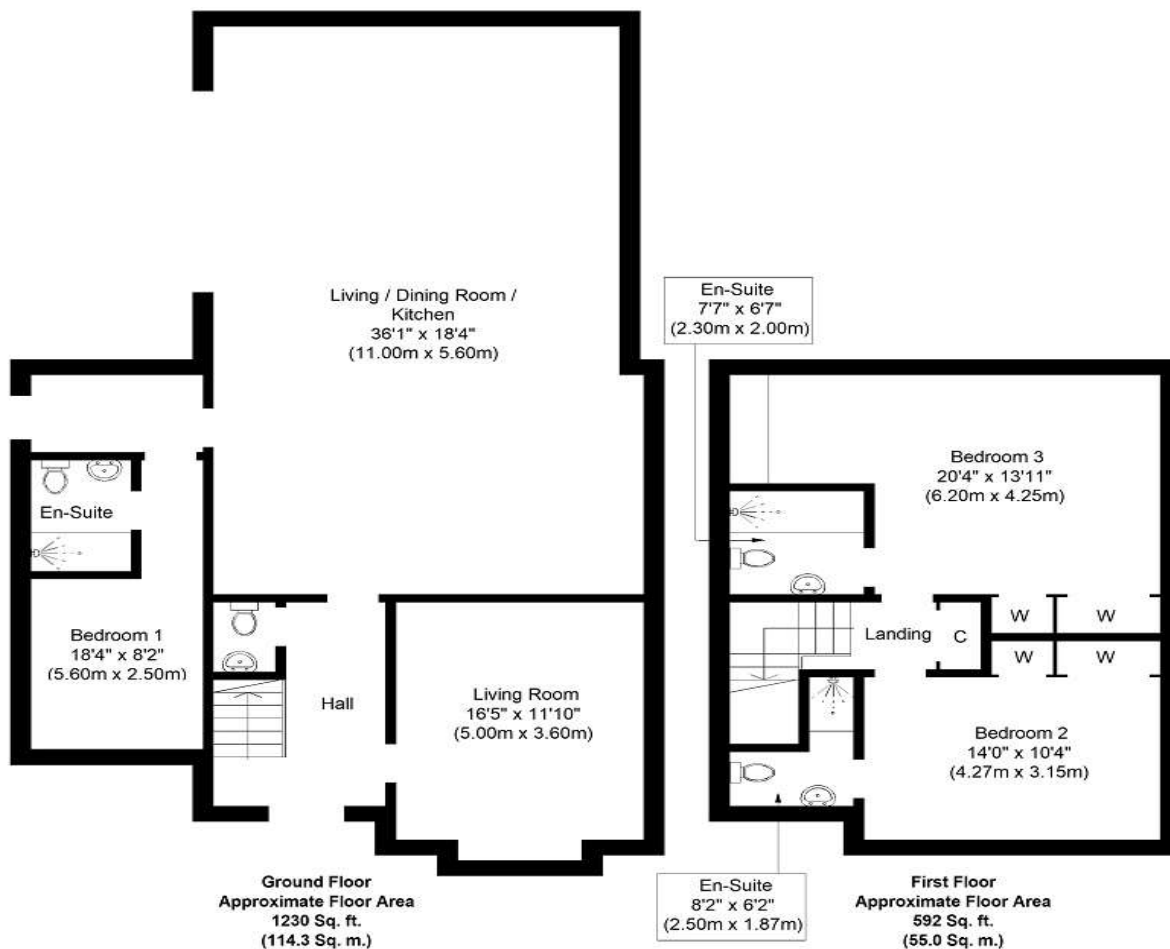
2 x Steeltech sheds

3 Ensuite bedrooms

Site to side which could possibly be utilised for a second home subject to PP

## ACCOMMODATION

- **Entrance Hallway** Palladio entrance door with triple glazed frosted and leaded glass insets. Tiled wood effect floor. Alarm point. Recessed lighting.
- **Guest W.C.** W.C. Wash hand basin. Wood tile effect floor.
- **Living Room** Feature marble fireplace with hand painted timber surround, marble hearth and gas coal effect fire inset. Timber effect tile. Centre piece and coving. Bay window. TV point.
- **Kitchen/Dining Room/Living Room** Modern fitted kitchen with ample array of eye and floor level units. Display cabinets. Siemens induction hob. Siemens extractor fan. Whirlpool electric oven. Plumbed for dishwasher. Kitchen floor is fully tiled with ceramic tiles. Large L shaped island with stainless steel sink unit and mixer tap. Recessed lighting throughout. TV point. Triple glazed sliding patio doors to side and rear garden.
- **Utility Room** Eye and floor level units. Plumbed for washing machine. Single drainer stainless steel sink unit with mixer tap. Tiled effect floor. Door to side and rear garden.
- **Bedroom 1** Timber flooring. Recessed lighting.
- **Ensuite Shower Room** Tiled shower cubicle with Mira Elite 2 electric shower. W.C. Wash hand basin. Tiled floor. Extractor fan.
- **Upstairs**
- **Bedroom 2 (Rear)** Range of original fitted wardrobes and second set of sliderobes with mirrored front. Ample shelving and hanging space. Recessed lighting. TV point.
- **Ensuite** Shower cubicle with glass sliding door. Mira Elite QT electric shower. W.C. Wash hand basin. Fully tiled walls and floor. Recessed lighting. Heated towel rail.
- **Bedroom 3** Range of fitted wardrobes. Recessed lighting. Timber flooring. TV point.
- **Ensuite Shower Room** Shower cubicle with aqua stream power shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Outside** Front garden which is walled and hedged with tarmacadam driveway. Artificial grass and double gates to the side of the property. The double gates are made of recycled plastic and the tarmacadam driveway leads into a carport. Recently installed composite raised deck. Large side garden with mature laurel hedge surround and a number of mature trees.  
There are also two Steeltech sheds both with concrete bases. First measures 4.0 m x 2.4 m and the second measures 6 m x 3 m. There is power running to both units. The larger of the two sheds is connected to the alarm system.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2020 | www.houseviz.com

## PRICE

PRICE in excess of: €330,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## DIRECTIONS

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: decourcyodwyer@propertypartners.ie

**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.