



FOR SALE BY PRIVATE TREATY

**WYNDBURGH,
KNOCKBRACK,
LISNAGRY,
LIMERICK
V94EKR8**

Price Region: €300,000



DESCRIPTION

Wyndburgh is a well presented family home tucked away in a tranquil setting in this ever popular location of Lisnagry.

This private residence of c. 1600 Sq. Ft. on c. .4 acres has been well maintained offering well proportioned accommodation throughout.

The accommodation of this detached bungalow comprises of entrance hallway leading to a bright living room area which in turn leads to a split level dining room and sitting room area with sliding doors to the rear garden. From the dining room you can access the kitchen and utility. Throughout the remainder of the property there are four bedrooms all with built in wardrobes along with a bathroom with W.C., W.H.B. and shower and Guest W.C. The property is on mature grounds of .4 acres. The front garden has a good sized lawn area and is well planted. The property also benefits from a detached garage area. There is an arch way connecting the house and garage which leads to a mature back garden and patio area.

This idyllic countryside setting in the townland of Lisnagry is located just a couple of kilometres from Limerick's most sought after and ever expanding suburb of Monaleen/Castletroy/Annacotty with all the services and amenities this area has to offer from local shops to shopping centres, pubs to hotels, cafes to restaurants and extensive clubs and playing pitches for Rugby, Soccer, Hockey and GAA along with the renowned Castletroy Golf Course. There are excellent national and secondary schools in the area and of course the ever expanding University of Limerick with it's excellent academic reputation and outstanding amenities to include river walks, 50m pool, recently upgraded running track and of course now home to Munster rugby, all of which as a open university are available to the public. UL is adjoined by The National Technology Park with dozens of multinational companies on its 385 acres set in an impressive park land setting.

This location further benefits from nearby access to an excellent road network and public transport system into Limerick City Centre and beyond.

This property provides a private home which is sure to appeal to purchasers. Early viewing is essential to fully appreciate all this fine home has to offer.



SPECIAL FEATURES

Good sized home of c. 1600 Sq. Ft. net internal area

Grounds of c. .4 acres

4 Reception rooms

4 Bedrooms

Rural setting yet convenient to suburbs

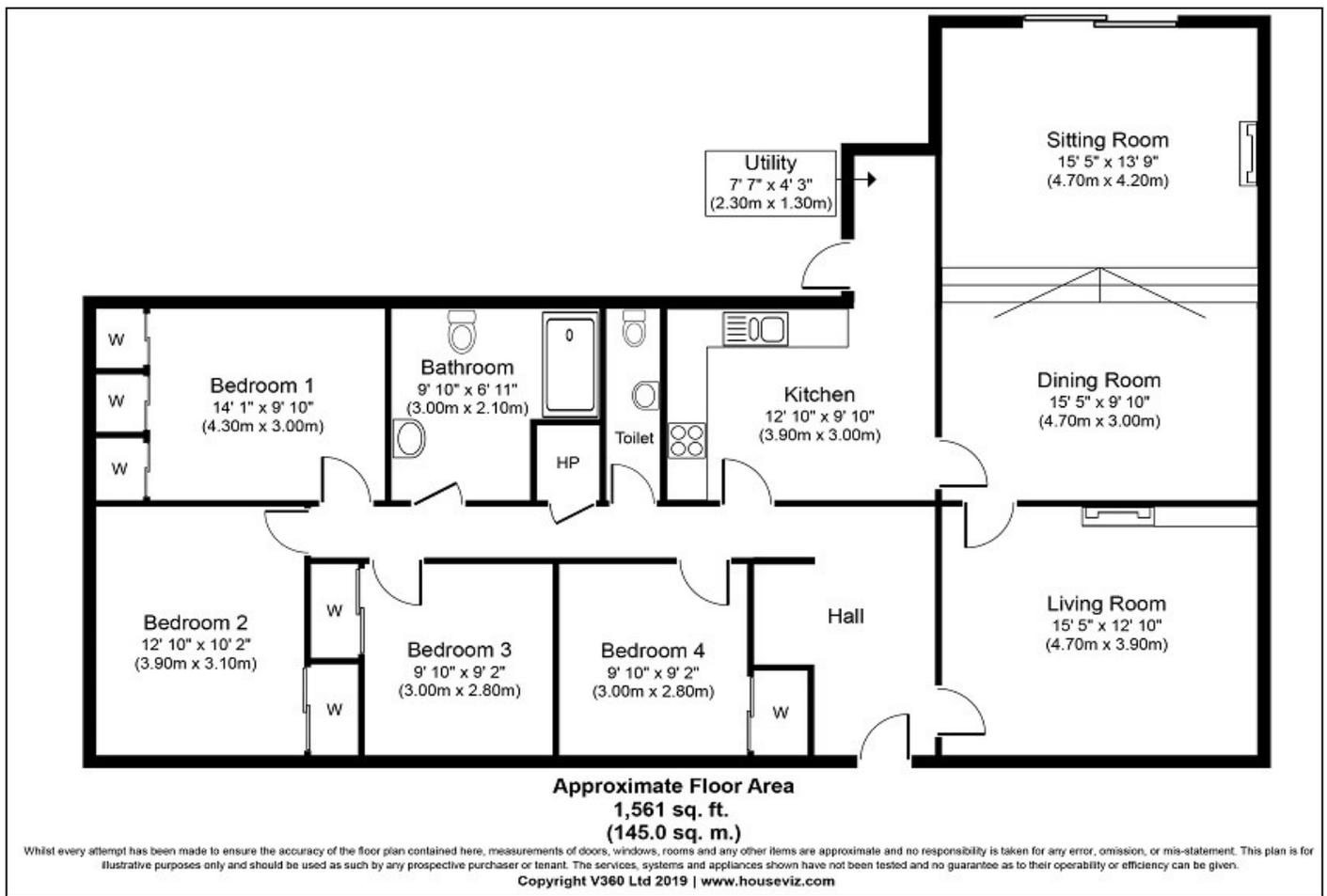
Good condition throughout

Excellent road network

ACCOMMODATION

- Entrance Hall
- Living Room 4.7m x 3.9m
- Dining Room 4.7m x 3.0m
- Sitting Room 4.7m x 4.2m
- Kitchen 3.9m x 3.0m
- Utility Room 2.3m x 1.3m
- Guest W.C.
- Bedroom 1 4.3m x 3.0m
- Bedroom 2 3.9m x 3.1m
- Bedroom 3 3.0m x 2.8m
- Bedroom 4 3.0m x 2.8m
- Bathroom 3.0m x 2.1m





PRICE

€300,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Travelling out the Dublin Road take the Newport Road exit off the Newport Roundabout.
 1.6 km along this road take the right-hand turn (this is the first right after the garage on your left).
 The house is the fourth property on the right-hand side.

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.



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