



**FOR SALE BY PRIVATE TREATY**

**NO. 32 BLACKTHORN DRIVE,  
CAHERDAVIN HEIGHTS,  
LIMERICK V94K3TN**

**PRICE: €295,000**

**BER C3**





## DESCRIPTION

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No. 32 Blackthorn Drive offers the discerning purchaser a unique opportunity to purchase a spacious family home with a separate self contained one bed roomed annex and positioned on a large corner site offering a number of opportunities subject to the necessary planning permission.

The bright, spacious and well maintained accommodation of the property comprises entrance hall, living room, kitchen / dining room, three bedrooms and shower room. The separate self contained annex with its own front door comprises of an open plan living room / dining room / kitchen, bedroom and shower room.

The property is further complimented with large front, side and rear gardens.

A viewing of this property is highly recommended.





## SPECIAL FEATURES

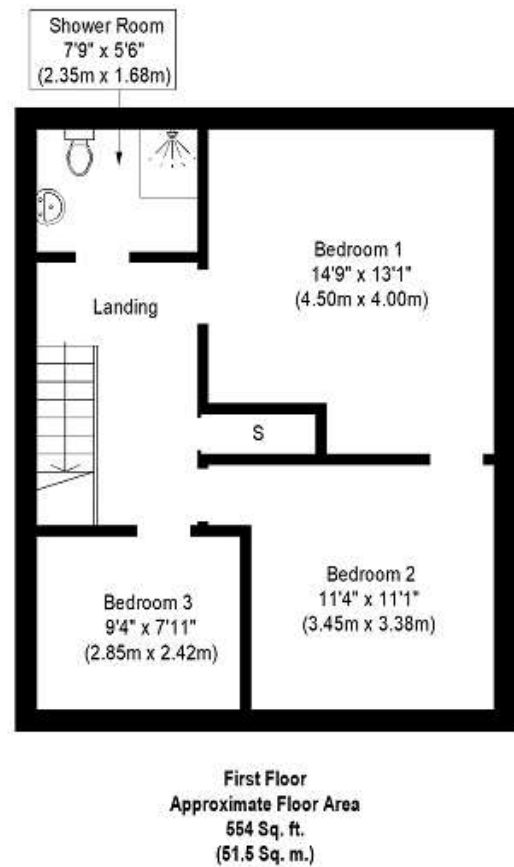
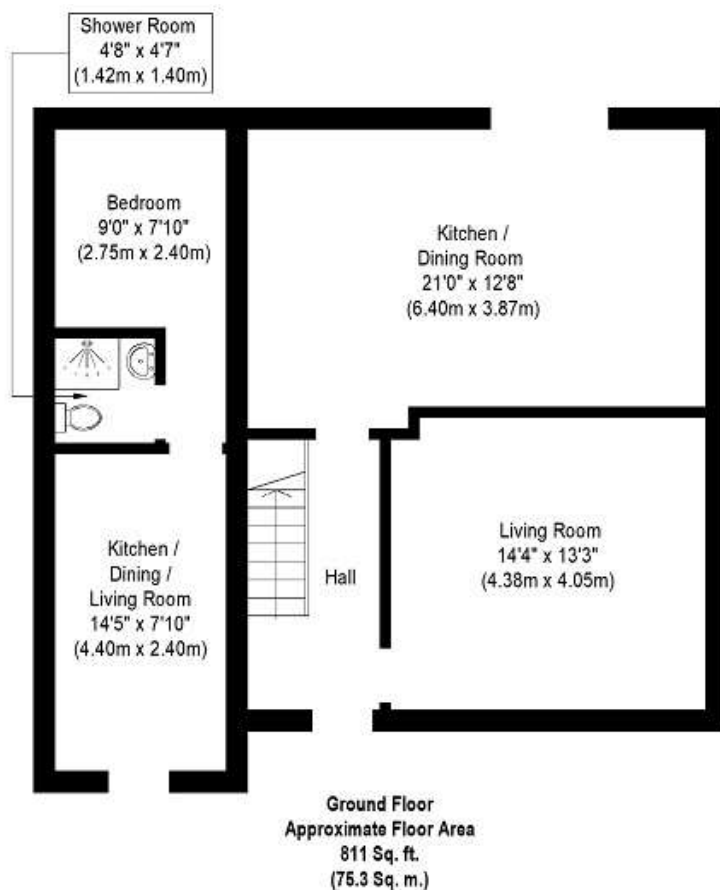
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Semi detached  
 Double glazed windows  
 Oil fired central heating  
 Spacious accommodation  
 Large corner site with development potential  
 subject to PP  
 Separate self contained one bedroomed annex  
 Excellent location

## ACCOMMODATION

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- **Entrance Hall** Hardwood entrance door. Under stairs storage.
- **Living Room** Feature brick fireplace with solid fuel stove. Timber flooring. TV point. Double doors to ...
- **Kitchen / Dining Room** Fitted kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Beko electric oven. Four plate ceramic hob and extractor fan. Plumbed for washing machine. Breakfast counter. Storage press. Double glazed sliding patio door to rear garden.
- **Upstairs**
- **Landing** Hotpress with dual immersion.
- **Shower Room** Shower cubicle with Triton T90 SR electric shower. W.C. Wash hand basin. Tiled floor. Part tiled walls. Extractor fan.
- **Bedroom 1** Fitted wardrobes.
- **Bedroom 2** Fitted wardrobes. TV point.
- **Bedroom 3** Fitted wardrobes.
- **Self Contained Annex**
- **Living Room / Kitchen / Dining Room** Modern fitted kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled floor. Part timber floor. TV point.
- **Shower Room** Shower with Triton T80 Si electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Bedroom** Timber flooring.
- **Outside** Front garden mainly laid to lawn. Driveway. Very large side garden with obvious development potential subject to the necessary planning. Large private rear garden mainly laid to lawn with hedged surround.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.  
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## PRICE

€295,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## DIRECTIONS

Google Map: V94K3TN

## Contact Agent

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**PROPERTY  
PARTNERS**

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