



**FOR SALE BY PRIVATE TREATY**

**FARNANE,  
MURROE,  
CO. LIMERICK V94T3K8**

**PRICE: €485,000**

**BER D1**





## DESCRIPTION

Property Partners de Courcy O Dwyer are very pleased to introduce for sale this magnificent five bedroomed detached property located on the outskirts of Murroe Village and close to Glenstal Abbey and also within an easy commute to Limerick, Castletroy, University of Limerick and the National Technology Park.

The bright spacious and well laid out accommodation of this detached house built c. 2001 comprises of entrance hallway, sitting room, living room, family room, formal dining room, kitchen/dining room, utility room, guest w.c., five bedrooms, two ensuites and bathroom.

Outside there are wonderful mature gardens and they are accessed via electronic gates leading to well manicured and stocked garden spaces. The rear aspect offers a southern sunny aspect and there is gravelled driveway to the front, side and rear of the property.

A viewing of this property is highly recommended.



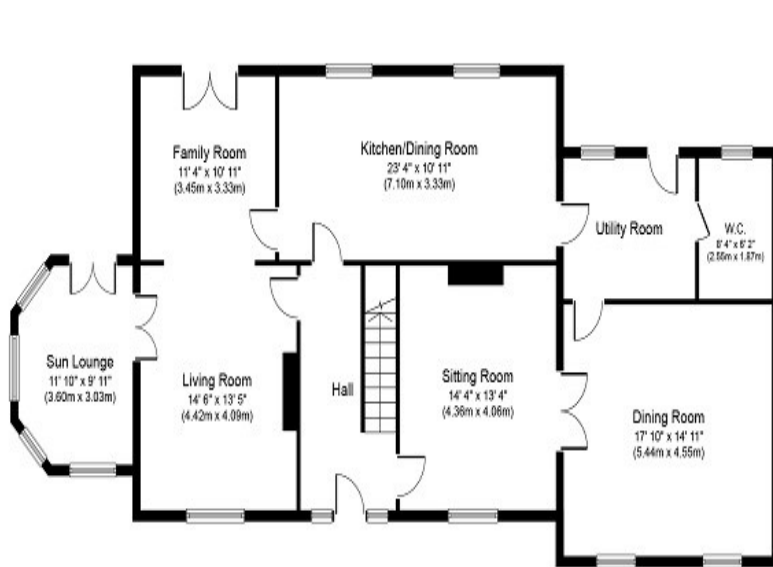


## SPECIAL FEATURES

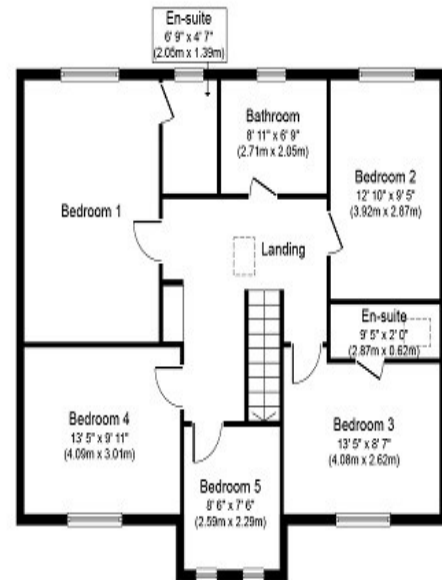
Detached  
 Oil fired central heating  
 Double glazed windows  
 Five bedrooms  
 Excellent condition  
 Mature gardens  
 South facing rear garden  
 Electric front gates  
 Five reception rooms  
 Close proximity to Glenstal Abbey and Murroe village  
 Septic tank  
 House was built c. 2001  
 Alarm

## ACCOMMODATION

- **Entrance Hall** Hardwood entrance door with frosted glass panelled insets. Oak flooring. Recessed lighting. Radiator cover.
- **Sitting Room** Feature ornate cast iron open fireplace with marble hearth. Solid oak flooring. TV point. Double glass panelled pine doors to...
- **Dining Room** Recessed lighting. Solid oak flooring. Double glazed white aluminium French doors to garden.
- **Living Room** Feature ornate cast iron open fireplace with marble hearth. TV point. Shelving. Solid oak flooring.
- **Family Room** Recessed lighting. Solid oak flooring. Double glazed white aluminium French doors to rear garden.
- **Sun Lounge** Solid varnished oak flooring. Pine ceiling with recessed lighting. Double glazed white aluminium French doors to deck and garden.
- **Kitchen / Dining Room** Fitted hand painted kitchen with ample array of eye and floor level units. Fitted Belling double oven. Stanley range. Single drainer one and a half bowl Lansdowne ceramic sink. Integrated Bosch dishwasher. Four plate Belling gas hob. Carved extractor hood. Fully tiled floor. Breakfast counter. Fitted wine rack. Recessed lighting. Door to...
- **Utility Room** Single drainer one and a half bowl Lansdowne ceramic sink with mixer tap. Eye and floor level units. Tiled floor. Door to rear garden. Door to dining room.
- **Guest W.C.** W. C. Wash hand basin. Tiled floor.
- **Upstairs**
- **Landing** Hot press with dual immersion. Access to attic via Stira staircase. Velux window.
- **Bathroom** Free standing bath. W.C. W.H.B. Fully tiled walls and floor. Pine clad timber ceiling.
- **Bedroom 1** Range of fitted wardrobes. Telephone point. TV point.
- **Ensuite** Shower cubicle with Triton T90 electric shower. W.C. W.H.B. Fully tiled walls and floor.
- **Bedroom 2** Timber flooring.
- **Bedroom 3** Timber flooring.
- **Ensuite** Shower cubicle with Gainsborough electric shower. W.C. W.H.B. Fully tiled walls and floor. Velux window.
- **Bedroom 4**
- **Bedroom 5**
- **Outside** The property is accessed via electric wrought iron gates to a gravelled driveway leading to the front, side and rear. The front is fully walled with capped pillars. Front is part lawned and has a variety of mature trees. To the side and rear of the property there are mature hedgings offering superb privacy. The enclosed south facing rear garden is mainly laid to lawn with an extensive gravelled drive way and raised wooden deck.



**Ground Floor**  
**Approximate Floor Area**  
**1,441 sq. ft.**  
**(133.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**927 sq. ft.**  
**(86.1 sq. m.)**

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

€485,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## DIRECTIONS

Google Map: V94T3K8

## 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