



**FOR SALE BY PRIVATE TREATY**

**BRIARFIELD,  
GILLOGUE,  
CLONLARA,  
CO. CLARE V94XF2N**

**PRICE: €390,000.**

**BER C3**





## DESCRIPTION

We are delighted to be favoured with the instruction of this substantial four bedroom detached home c. 182 Sq. M. (1,959 Sq. Ft.) ideally located just a short distance from the rear of University of Limerick and c. 4.5 km from Limerick City Centre.

The extended accommodation of this property comprises of entrance hallway, sitting room, living room, kitchen / breakfast room, dining room / sun lounge, guest W.C., four double bedrooms and bathroom.

We believe that this property will make for an ideal family home or indeed a prudent investment with its location being so close to the University of Limerick.

A viewing of this property is highly recommended.



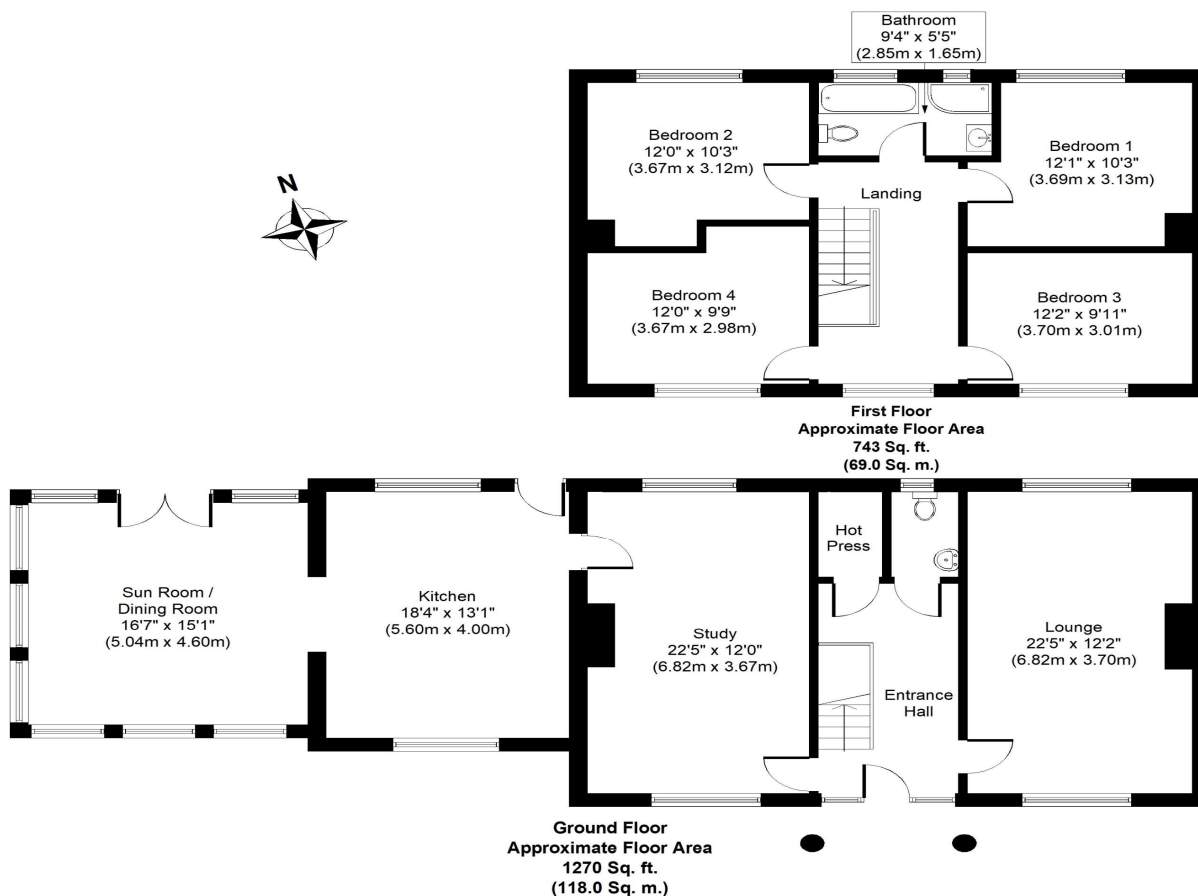


## SPECIAL FEATURES

Detached  
 C. half acre  
 Gas fired central heating  
 Double glazed woodgrain PVC windows and doors  
 Four double bedrooms  
 Large kitchen and dining room / sun lounge single storey extension  
 Spacious accommodation throughout  
 Ideally located c. 1 km from University of Limerick  
 Alarm  
 Adjacent to the Burlington Activity Park & Westbury S.C.

## ACCOMMODATION

- **Entrance Porch**
- **Entrance Hall** Woodgrain PVC entrance door with leaded and frosted glass insets. Tiled floor. Under stairs storage. Centre piece and coving. Alarm point.
- **Storage Room**
- **Guest W.C.** Toilet. Wash hand basin in vanity unit. Centre piece.
- **Sitting Room** Feature drift wood pine fireplace with tiled inset. Stanley solid fuel stove and marble hearth. Centre piece and coving. TV point.
- **Living Room** Feature cast iron fireplace with tiled inset, timber surround marble hearth. Timber flooring. Centre piece and coving. TV point.
- **Kitchen / Breakfast Room** Modern fitted kitchen with ample array of eye and floor level units. Display cabinets. Fitted wine cabinets. Cutlery drawers and pot drawers. Single drainer one and half bowl sink unit with mixer tap. Whirlpool five plate gas hob. Indesit double oven. Plumbed for washing machine. Island unit with presses and pull out wicker baskets.
- **Dining Room** Fully tiled floor. Recessed lighting. Double glazed woodgrain PVC french doors to rear garden.
- **Upstairs**
- **Landing** Access to attic via stira staircase. Attic is partially floored.
- **Bathroom** Jacuzzi bath. Shower cubicle with Triton Riba electric shower. W.C. Wash hand basin in vanity unit. Heated towel rail. Pine panelled ceiling.
- **Bedroom 1** Wall to wall mirrored sliderobes with pullout shelving and pull out shoe rack.
- **Bedroom 2** Range of fitted wardrobes. TV point.
- **Bedroom 3** Range of fitted wardrobes and drawers.
- **Bedroom 4**
- **Outside** Front garden: walled to the front with double gates leading to a tarmacadamed driveway. Front garden is lawned with a variety of mature trees. The tarmacadamed driveway continues around the side and rear of the property. Mature lawned rear garden with a number of mature trees and hedging. Outside tap and light.



## PRICE

€390,000.

## DIRECTIONS

Google Map: V94XF2N

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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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.