



**FOR SALE BY PRIVATE TREATY**

**4 CLIFTON VILLE,  
ENNIS ROAD,  
LIMERICK V94T29A**

**PRICE: €550,000.**

**BER E2**





## DESCRIPTION

Property Partners de Courcy O'Dwyer are delighted to present No. 4 Clifton Ville to the open market. Number 4 is a prominent property located on an elevated site with extensive gardens. Clifton Ville is located on the main Ennis Road opposite the Woodfield House Hotel and is within walking distance to the City Centre and within easy reach to some of Limerick's best schools including Villiers, Ard Scoil Rís secondary schools and JFK and Salesian national schools. It is also adjacent to the GAA Grounds and Limerick Lawn Tennis Club.

No. 4 offers well appointed accommodation which comprises of entrance hallway, living room, sitting room, family room, kitchen / breakfast room, conservatory, cloak room, guest w.c., office, four bedrooms (two of which are interconnecting), bathroom and ensuite.

Outside the property has wonderful front, side and rear gardens running approximately 130 m from front to back. The front and side have a double garden (known as the secret garden) and there is a garage located to the front with access to the Ennis Road.

A viewing of this property is highly recommended as we believe it offers superb potential to further develop subject to the necessary planning permissions.





## SPECIAL FEATURES

---

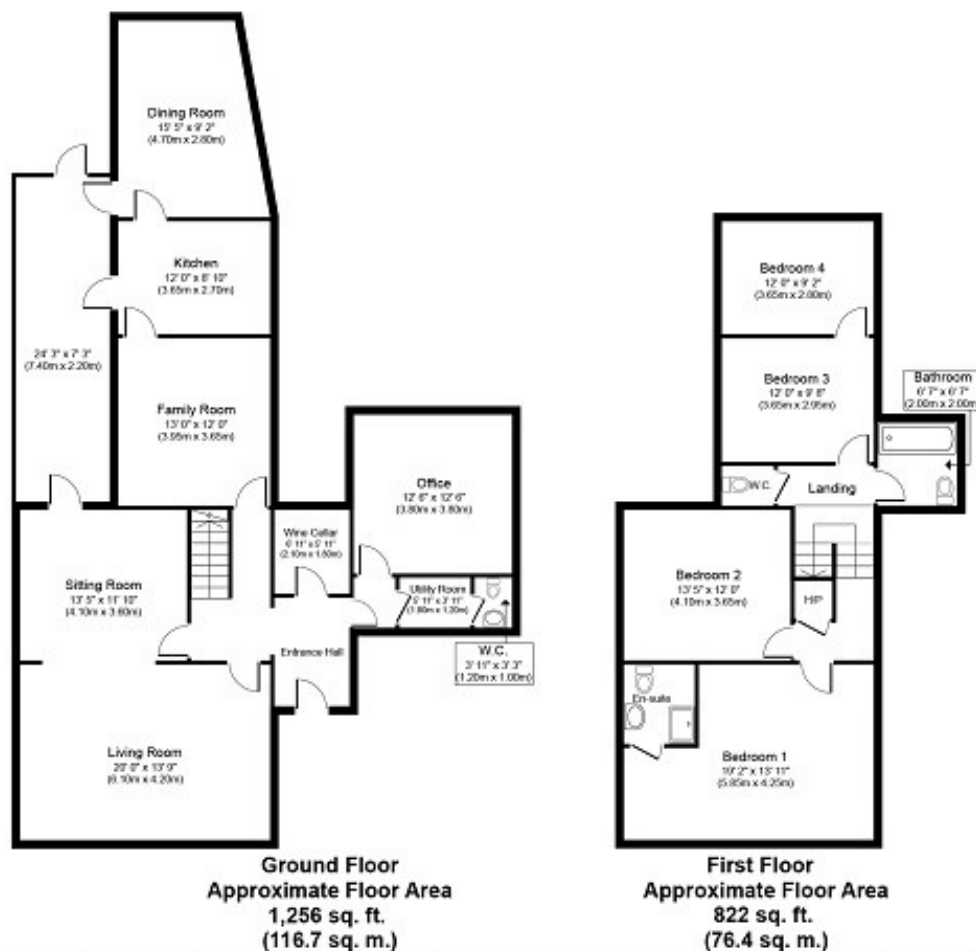
Semi detached  
 Oil fired central heating  
 Double glazed windows  
 Many original features  
 Exceptional gardens  
 Garage  
 Double front and side garden  
 Superb potential to extend subject to PP

## ACCOMMODATION

---

- **Entrance Hallway** Solid wood entrance door with inset carving. Original tiled floor. Wainscotting with intricate carved detail. Coving. Wine cellar.
- **Living Room** Feature marble fireplace with ornate detail. Coving. 3.35m ceiling height.
- **Dining Room** Coving. 3.35m ceiling height. Door to rear garden.
- **Family Room** Gas fire. TV point.
- **Kitchen / Breakfast Room** Array of eye and floor level units. Double drainer stainless steel sink unit with mixer tap. Hacienda with door to rear garden.
- **Hacienda** Door to rear garden
- **Cloak Room**
- **Guest W.C.** W.C. Wash hand basin
- **Office**
- **Upstairs Return**
- **Bathroom** Bath. Wash hand basin. Separate W.C.
- **Bedroom 1**
- **Bedroom 2** Accessed through Bedroom 1.
- **First Floor**
- **Master Bedroom** Range of fitted wardrobes.
- **Ensuite Shower Room** Shower cubicle. W.C. Wash hand basin in vanity unit.
- **Bedroom 4**





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

€550,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## 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.