



**FOR SALE BY PRIVATE TREATY**

**ISLANDUANE,  
MUNGRET,  
LIMERICK V94DT2N**



**PRICE: €250,000**

**BER E2**





## DESCRIPTION

We are delighted to offer for sale this three bedroomed detached bungalow located in this tranquil countryside setting yet within a short drive to Mungret, Raheen and the city centre.

Accommodation comprises of entrance porch, entrance hallway, living room, dining room, kitchen, utility room, three bedrooms and bathroom.

Outside the property which is accessed via a shared driveway is on approximately half acre of mature and manicured gardens. There is a double garage to the rear of the property.

A viewing is highly recommended.





## SPECIAL FEATURES

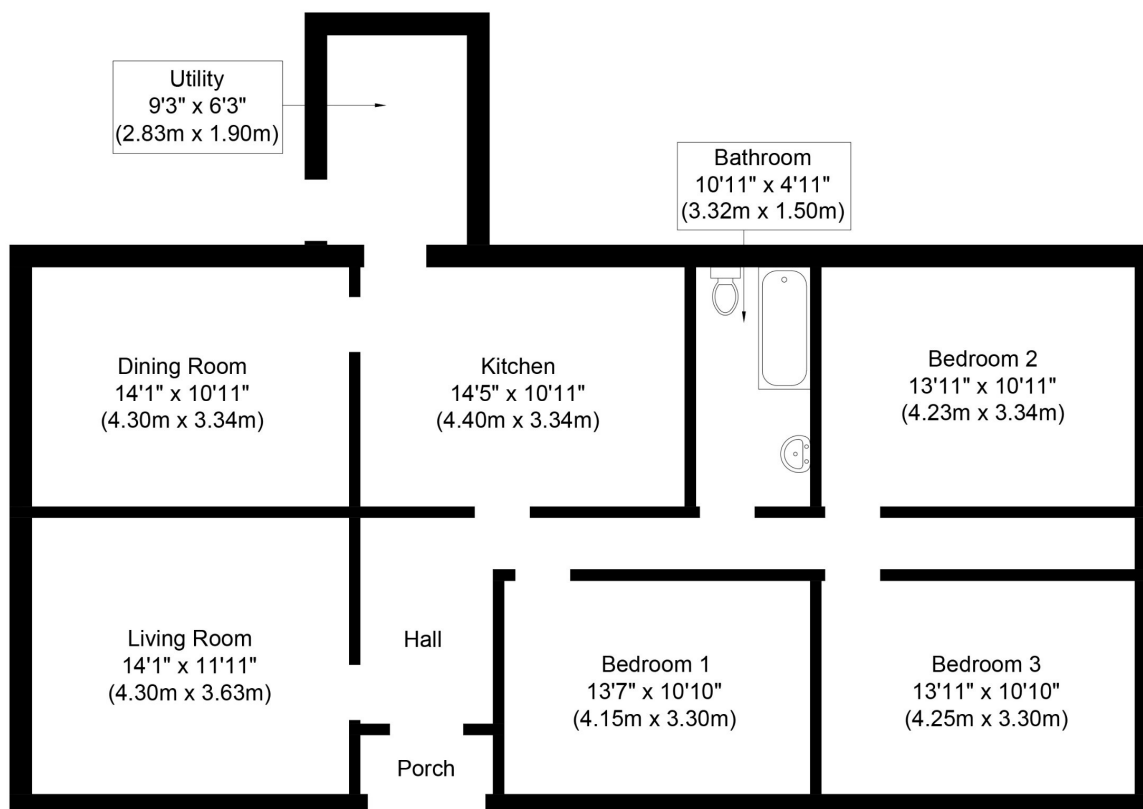
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- Detached
- Double glazed windows
- Oil fired central heating
- C. half acre
- Easy commute to Mungret, Raheen & Limerick city centre

## ACCOMMODATION

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- |                    |  |
|--------------------|--|
| • Entrance Porch   | Bronze aluminium sliding storm porch door.   |
| • Entrance Hallway | Hardwood entrance door. Telephone point. Cloaks closet.  |
| • Living Room      | Tiled fireplace.   |
| • Dining Room      | Stove.   |
| • Kitchen          | Ample array of eye and floor level units. Double drainer stainless steel sink unit.  |
| • Utility Room     | Plumbed for washing machine, Shelving.   |
| • Bedroom 1        |  |
| • Bathroom         | Bath. W.C. W.H.B. Part tiled walls.  |
| • Bedroom 2        | Range of fitted wardrobes.   |
| • Bedroom 3        | Range of fitted wardrobes.   |
| • Outside          | Front, side and rear gardens mainly laid to lawn with an array of plants, shrubs, hedging and trees. Septic tank on site. Garage / workshop. |



#### Approximate Floor Area

1215 Sq. ft.  
(112.9 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

€250,000

#### DIRECTIONS

Google Map V94DT2N

#### 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.