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**Sallymount,
Lisnagry,
Co. Limerick**

A superb opportunity arises to acquire this fabulous 3 bedroomed, detached bungalow on C. 3/4 acres of gardens which offer panoramic countryside and mountainous views to the rear.

The well presented property offers the discerning purchaser superb accommodation which comprises of entrance hall, living room, dining room, conservatory, kitchen cum breakfast area, family room, utility, guest w.c., 3 bedrooms and bathroom.

Outside the property has excellent front side and rear gardens.

The location of this property is second to none offering easy access to Limerick City and all its amenities.

Price

Region €225,000

**Barrack House, O'Connell Avenue, Limerick
Tel 061 410410 Email decourcyodwyer@propertypartners.ie**

Accommodation

Accommodation	Size	Description
Entrance Hallway	5.6m x 1.5m 18'4" x 4'9"	Aluminium glass and leaded door. Fully tiled floor. Dado rail. Stira staircase to attic.
Living room	4.92m x 3.93m 16'1" x 12'9"	Feature cast iron fireplace with ornate Mahogany surround. Marble hearth and gas coal fire effect inset. Hardwood oak flooring. Coving. TV. point. Double doors leading to ...
Dining Room	3.6m x 3.4m 11'8" x 11'1"	Hardwood flooring. Pine ceiling. Double glazed sliding patio doors to...
Conservatory	4.78m x 3.6m 15'7" x 11'8"	Fully tiled floor. All windows come with Venetian blinds.
Kitchen cum Breakfast area	3 x 3.66m 9'8" x 12'	Fitted kitchen with ample array of eye and floor level units. Display cabinets. 1&1/2 bowl stainless steel unit with mixer tap. Tiled splashback area. 4 plate gas hob. Whirlpool electric oven. Plumbed for dishwasher. Fully tiled floor. Large breakfast counter.
Family Room	3.8m x 3.34m 12'5" x 10'9"	Brick fireplace with back boiler and Liscannor Hearth. Tiled floor. TV point. Hotpress with dual immersion.
Utility Room	2.35m x 1.7m 7'7" x 5'6"	Eye and floor level units. Tiled floor. Plumbed for washing machine. Aluminium door to rear garden.
Guest W.C.	1.16m x 1.65m 3'8" x 5'4"	W.c. and wash hand basin.



Accommodation

Accommodation	Size	Description
Bedroom 1	3.54m x 2.66m 11'6" x 8'7"	Timber floor. Covings.
Bedroom 2	3.8m x 2.9m 12'5" x 9'5"	Timber flooring. Covings.
Bedroom 3	4.75m x 3.35m 15'6" x 11'	Pine flooring. Fitted wardrobes.
Walk in wardrobe		with array of shelving and hanging space.
Ensuite	2.05m x 1.75m 6'7" x 5'7"	Shower cubicle with Triton T90sr electric shower. W.C. and wash hand basin. Fully tiled walls and floor.
Bathroom	3.2m x 2.9m 10'5" x 9'5"	Bath. W.C. Wash hand basin. Tiled floors and walls.

Special Features

- * Detached
- * C. 3/4''s acre
- * OFCH
- * Double glazed windows
- * Conservatory
- * Prime location
- * Good condition
- * 4 Receptions
- * Ensuite
- * Stunning views to rear
- * Adjacent to Herberts
- * Short drive to city and all its amenities

Outside

Large rear garden mainly laid to lawn with stunning and panoramic views of the surrounding countryside. Raised patio area. Garden shed of block construction. Front garden with border areas with maturing shrubs and plants. Hardcore driveway for a number of cars.

Directions

Proceed out from Limerick City taking the old Dublin Road as far as Michael Herberts Pub. Take an immediate turn to the left after the pub and the property is the second on the right hand side.



Viewing strictly by appointment

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