



FOR SALE BY PRIVATE TREATY

**FAIRHILL,
CRECORA CROSS,
CRECORA,
CO. LIMERICK
V94 YWD6**

PRICE: €485,000

BER D1



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this magnificent cut stone cottage built in c. 1800 and extended in 2008. This unique residence presented in excellent condition is on c. half acre of mature well stocked gardens with access via dual gates to the front.

The spacious well laid out accommodation of c. 1600 Sq. Ft. comprises of entrance hall, sitting room / dining room, kitchen / breakfast room, 2 bedrooms, 2 attic rooms, wet room, ensuite, living room and sun lounge.

Outside the property is further complimented with a south-west facing private and mature rear garden and a front garden with dual entrance to a gravelled driveway.

Viewing this property is highly recommended.





OUTSTANDING FEATURES

Rural living in village setting
Close proximity to Adare and Patrickswell, direct access to M20
Fibre optic broadband
Original limestone cottage built c. 1800
Extension built in 2008 (with salvaged limestone from Denmark Street, Limerick)
Mature, private gardens with south-west rear aspect
Site c. half acre
Septic tank on site
Percolation area installed 2008
Private well and water quality management system
Solar panels
Free standing Wolf Stromboli contemporary stove with panoramic glass door and burgundy surround
Vaulted double ceilings throughout
Oil fired central heating controlled manually, timed and / or remotely (via SMS)
Burglar Alarm

ACCOMMODATION

- **Entrance Hall** Hardwood teak entrance door. Solid oak flooring. Double vaulted ceiling.
- **Sitting Room / Dining Room** Feature limestone fireplace with brick over mantle, tiled inset, solid fuel stove. Chinese slate flooring. Pine clad ceiling.
- **Kitchen / Breakfast Room** Fitted kitchen with ample array of eye and floor level units. Belfast sink with mixer tap. Tiled splash back area. Plumbed and wired for utilities. Chinese slate floor. Pine clad ceiling. Breakfast counter. Hardwood half teak door to rear.
- **Stairs to Attic Room**
- **Attic Room 1** Pine flooring. Beamed ceiling. TV point.
- **Attic Room 2** Pine flooring. Velux window. Beamed ceiling. TV point.
- **Wet Room** Power shower. W.C. W.H.B. Fully tiled floor. Part tiled walls. Extractor fan. Underfloor heating.
- **Bedroom 1** Solid oak flooring. Double vaulted ceiling. Dimmer switches.
- **Bedroom 2** Solid oak flooring. Double vaulted ceiling. Dimmer switches.
- **Ensuite** Shower cubicle with Mira Elite electric shower. W.C. W.H.B. Fully tiled floor. Part tiled walls. Extractor fan.
- **Living Room** Solid oak flooring. Free standing solid fuel Wolf Stromboli stove. Double vaulted ceiling with exposed solid oak timber beams. Dimmer switches. Double glazed French doors leading to patio area and rear garden.
- **Sun Lounge** Solid oak flooring. Vaulted double ceiling. Double glazed French doors to patio and rear garden.
- **Outside to the rear** South-west facing private mature rear garden stocked with mature trees, plants and shrubs. Large raised limestone patio.
- **Outside to the front** Walled and hedged front garden with dual entrance to both sides to a gravelled driveway. Part lawned area. Gravelled driveway and paths. Mature raised borders with railway sleeper planted with a variety of plants and flowers.

There are five outside sheds - four of timber construction and one of block construction with tiled roof (plumbed and wired).



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

DIRECTIONS

Google Map: V94YWD6

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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**PROPERTY
PARTNERS**

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