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St Jude, O'Briensbridge, Limerick

We are delighted to introduce for sale this magnificent dormer detached bungalow in this picturesque Village of O'Briensbridge. The property which backs on to the River Shannon, sits on approximately 1/2 of an acre and extends to C. 2,800 sq.ft (260sq.m.), comprises of entrance hallway, living room, family room, kitchen / dining room, conservatory, utility room, office, bathroom and 3 bedrooms on the ground floor and has a further 3 bedrooms, shower room and living room / bedroom 7 on the first floor.

The property which lies adjacent to O'Briensbridge is in a quiet cul de sac and has mature front and rear gardens with magnificent panoramic views to the rear of the River and surrounding countryside.

Price Guide:

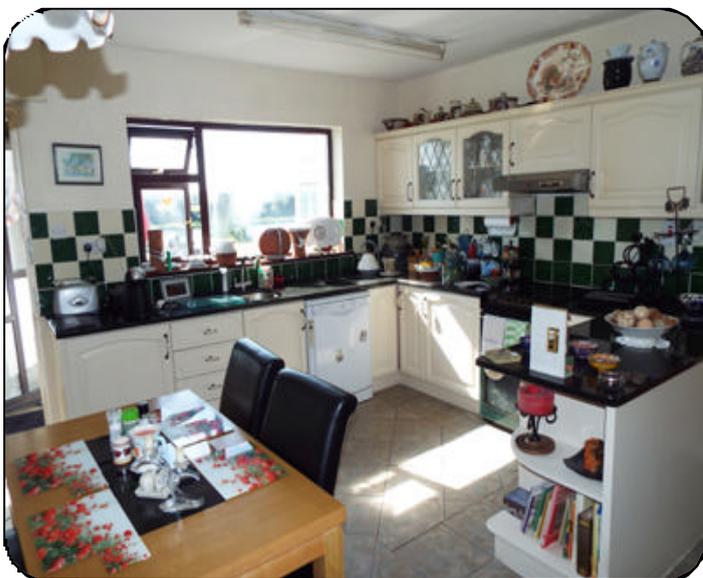
Region €315,000

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Accommodation

Accommodation	Size	Description
Entrance Hallway	3.6m x 2m 11'8" x 6'6"	Woodgrain PVC entrance doorway with double-glazed, frosted & leaded glass insets. Tiled floor. Alarm point. Telephone point. Radiator cover. Understairs storage.
Inner Hallway	7.75m x 1m 25'4" x 3'3"	Tiled floor.
Living Room	4.3m x 4.45m 14'1" x 14'6"	Feature cast-iron fireplace with tiled inset, ornate mahogany surround. Stanley solid fuel fitted stove. Centre piece and coving. Solid oak flooring. T.V. point.
Family Room	4m x 3.3m 13'1" x 10'8"	Marble fireplace with ornate mahogany surround. Marble hearth. Parquet flooring. Fitted display cabinets, presses and t.v. stand. T.V. point. Double glazed sliding bronze aluminium door to...
Conservatory	4.22m x 4m 13'8" x 13'1"	Tiled floor. Double glazed PVC French doors to rear garden.
Kitchen / Dining Room	4.25m x 4.3m 13'9" x 14'1"	Modern fitted kitchen with ample array of eye and floor level units. Display cabinets. 4 cutlery drawers. Stainless steel sink unit with mixer tap. Marble worktop space. Fully tiled floor. Plumbed for dishwasher.
Utility Room	3m x 4.3m 9'8" x 14'1"	Extra large utility room with a large array of floor level units. 4 cutlery drawer. Single drainer stainless sink unit with mixer tap. Plumbed for washing machine. Vented for dryer. Fully tiled floor.
Office	3m x 2.35m 9'8" x 7'7"	Fitted press. Timber flooring.
Bathroom	3.35m x 1.8m 11' x 5'9"	Bath. W.C.. Wash hand basin. Fully tiled walls and floor.
Bedroom 1	2.95m x 3m 9'7" x 9'8"	Range of fitted wardrobes and overhead presses. Timber flooring.
Bedroom 2	2.95m x 2.95m 9'7" x 9'7"	Range of fitted wardrobes and overhead presses. Shelving. Timber flooring.

Accommodation	Size	Description
Bedroom 3	3.25m x 3.95m 10'6" x 12'9"	Range of fitted wardrobes and overhead presses. Shelving. Timber flooring. T.V. point.
Ensuite	3.2m x 0.9m 10'5" x 2'9"	Shower cubicle with Triton T80 Electric Shower. W.C.. Wash hand basin. Fully tiled walls and floor.
Upstairs		
Landing	7.9m x 2.15m 25'9" x 7'1"	Large landing space. Recessed lighting. Velux window. Solid timber flooring.
Bedroom 4	4.3m x 2.8m 14'1" x 9'2"	T.V. point. Telephone point.
Bedroom 5	4.3m x 2.65m 14'1" x 8'7"	T.V. point. Telephone point.
Bedroom 6	6.5m x 4.55m 21'3" x 14'9"	Pine ceiling with recessed lighting. T.V. point. Telephone point.
Shower room	2.6m x 3.85m 8'5" x 12'6"	Modern fitted shower room. Shower with T90Z electric shower. W.C. Wash hand basin. Bidet. Fully tiled walls and floor. Velux window. Jack & jill style with Bed 6.
Upstairs Living Room/ Bedroom 7	7m x 3.15m 23' x 10'3"	Pine ceiling with recessed lighting. Solid timber flooring. T.V. and telephone point.



Special Features

- * Detached
- * Double glazed windows
- * Oil fired central heating
- * Alarm
- * BER - C3
- * Circa 0.5 acres
- * 6 / 7 Bedrooms
- * 3 Reception Rooms
- * Conservatory
- * Cul de sac
- * Backing on to River Shannon
- * C. 2,800 sq.ft (260sq.m.)
- * Adjacent to O'Briensbridge Village



Outside

Outside the property is further enhanced by mature well stocked front side and rear gardens extending to 1/2 acre with the rear boundary directly fronting onto the River Shannon.

“The Home of High Standards”

Viewing strictly by appointment

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