

**PROPERTY  
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## **St Jude, O'Briensbridge, Limerick**

**W**e 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.

**T**he 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**

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

## 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 over-head 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.
<b>Upstairs</b>		
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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