



FOR SALE BY PRIVATE TREATY

**NO. 2 BALLINACURRA CLOSE,
SOUTH CIRCULAR ROAD,
LIMERICK V94266H**

GUIDE PRICE: €700,000





DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce 2 Ballinacurra Close to the market.

The property is a substantial detached residence on c. 0.25 acre nestled in a private enclave off Limericks South Circular Road. The property offers generous accommodation over its two floors and is complimented by large front, side and rear gardens.

The accommodation comprises of a large entrance hall, three receptions, kitchen/dining room, guest w.c. and utility on the ground floor and four bedrooms, bathroom and ensuite on the first floor.

The property benefits externally with mature gardens, a large double garage and a number of out houses.

Situated in an excellent sought after location 2 Ballinacurra Close offers the convenience of having all amenities right at its door step including schools, shopping centre, recreational facilities, University Hospital Limerick and just a short distance from the city centre.

We believe this is a great opportunity to make this property your forever home with potential to extend subject to the necessary planning permission.if required.



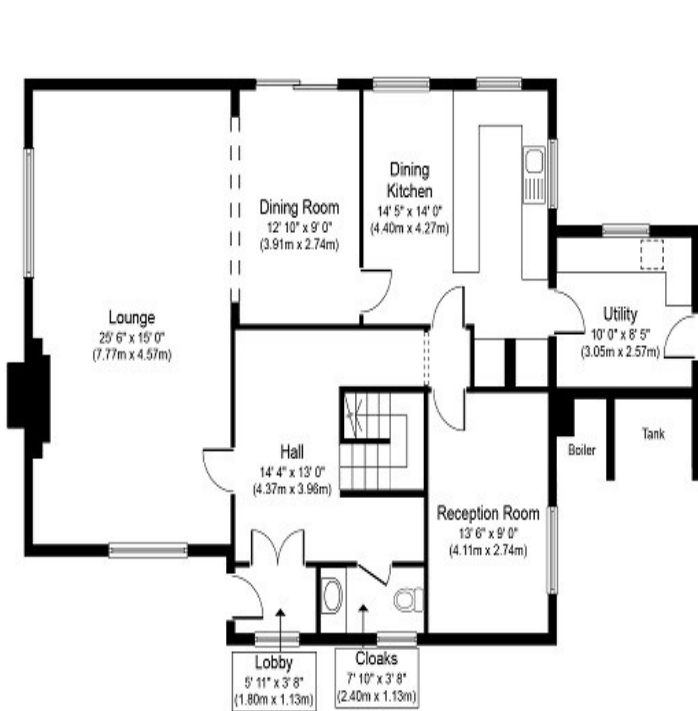


SPECIAL FEATURES

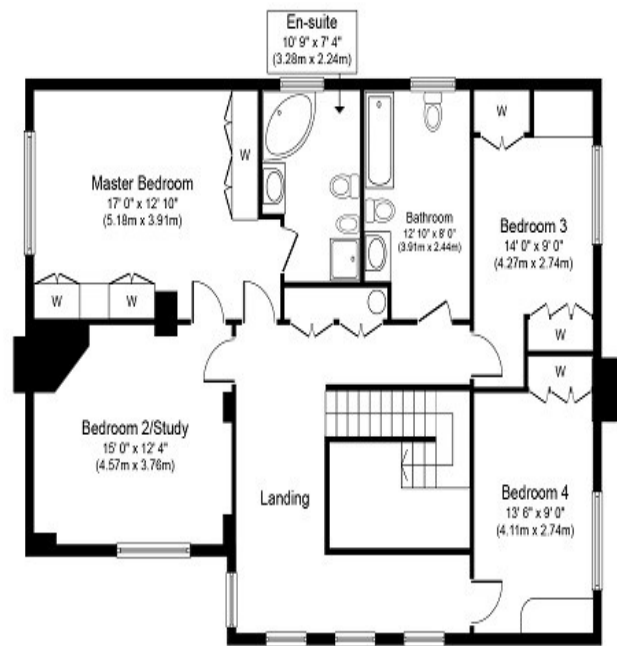
- Detached
- Oil fired central heating
- Double glazed teak windows
- Alarm
- Double garage
- Private cul de sac
- Stunning gardens
- Excellent potential to extend subject to planning permission
- C. 230 Sq. M. (2,475 Sq. Ft.) Site Area c. 0.25 acre
- Located at the end of the South Circular Road

ACCOMMODATION

- **Lobby** Hardwood entrance door. Tiled floor. Double glass panelled doors to...
- **Hallway**
- **Guest W.C.** Toilet. W.H.B.
- **Lounge** Feature ornate marble fireplace with marble hearth. Coving. TV point.
- **Dining Room** Coving. Double glazed aluminium sliding door to gardens.
- **Family Room** TV point.
- **Kitchen / Breakfast Room** Kitchen with array of eye and floor level units. Four cutlery drawers. Stainless steel sink unit with mixer tap. Aga oven. Tiled floor.
- **Utility Room** Array of floor level units. Shelving. Plumbed for washing machine and dryer. Door to rear garden.
- **Upstairs**
- **Landing** Centre piece. Recessed lighting. Hotpress with dual immersion.
- **Master Bedroom** Range of fitted wardrobes with vanity unit. Coving.
- **Ensuite Bathroom** Bath. W.C. Wash hand basin. Bidet. Shower cubicle with Mira Elite electric shower. Extractor fan.
- **Bedroom 2 / Study** Feature stone fireplace. Coving. Recessed lighting. Range of bookshelves. Telephone point.
- **Bedroom 3** Range of fitted wardrobes with overhead presses. Workstation with open shelving.
- **Bedroom 4** Range of fitted wardrobes with overhead presses. Workstation with open shelving.
- **Bathroom** Bath. W.C. Wash hand basin. Bidet.
- **Outside** Double garage with aluminium up and over door c. 6m x 5.6m. Four storage sheds. Red brick garden shed with terracotta roof.
Front garden mainly laid to lawn with mature trees and a variety of mature shrubs and plants. Fully walled to the front and access via teak gates to a tarmac driveway. Garage at the rear of the property is accessed via double teak doors and there is a further concrete driveway to the garage and to the rear of the property.
The property has an extensive side garden with mature plants, shrubs, trees and has a sunken patio area laid with Liscannor Stone.



Ground Floor
Approximate Floor Area
1,256 sq. ft.
(116.7 sq. m.)



First Floor
Approximate Floor Area
1,216 sq. ft.
(113.0 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

€700,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Google Map: V94266H

Contact Agent

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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.