

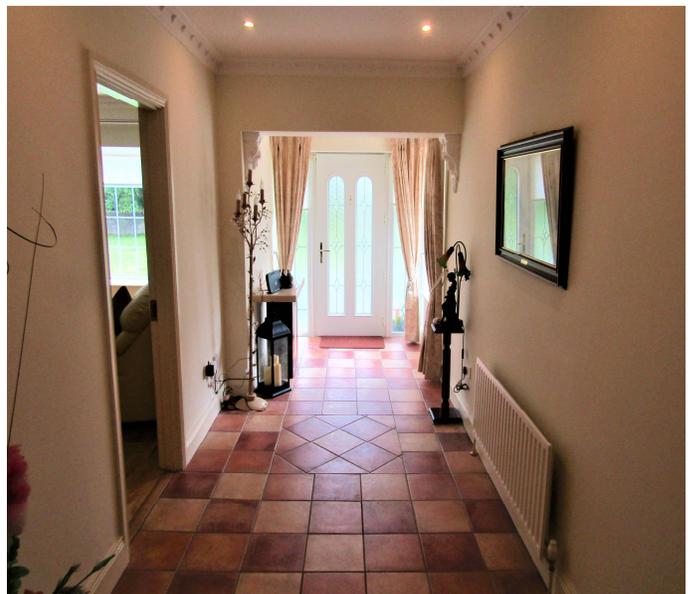


FOR SALE BY PRIVATE TREATY

**OAKDALE,
LISDUFF,
CLONLARA,
CO. CLARE V94R3HD**

PRICE: €350,000.

BER D2



DESCRIPTION

We are delighted to offer for sale this detached bungalow on c. 4.4 acres (1.8 hectares) located close to the village of Clonlara and a short drive to Limerick City Centre.

The property which is presented in excellent condition comprises of entrance hall, living room, sitting room, kitchen / dining room, utility room, guest W.C., four double bedrooms, ensuite and bathroom.

Outside there are mature landscaped gardens, a cut stone front wall, large hardcore yard area to the rear, cobblelock patio area, a large garden shed and a modern steel clad partially open shed with concrete base. To the rear of the property there is a lane leading to a large field of 3.5 acres (c. 1.4 hectares.)



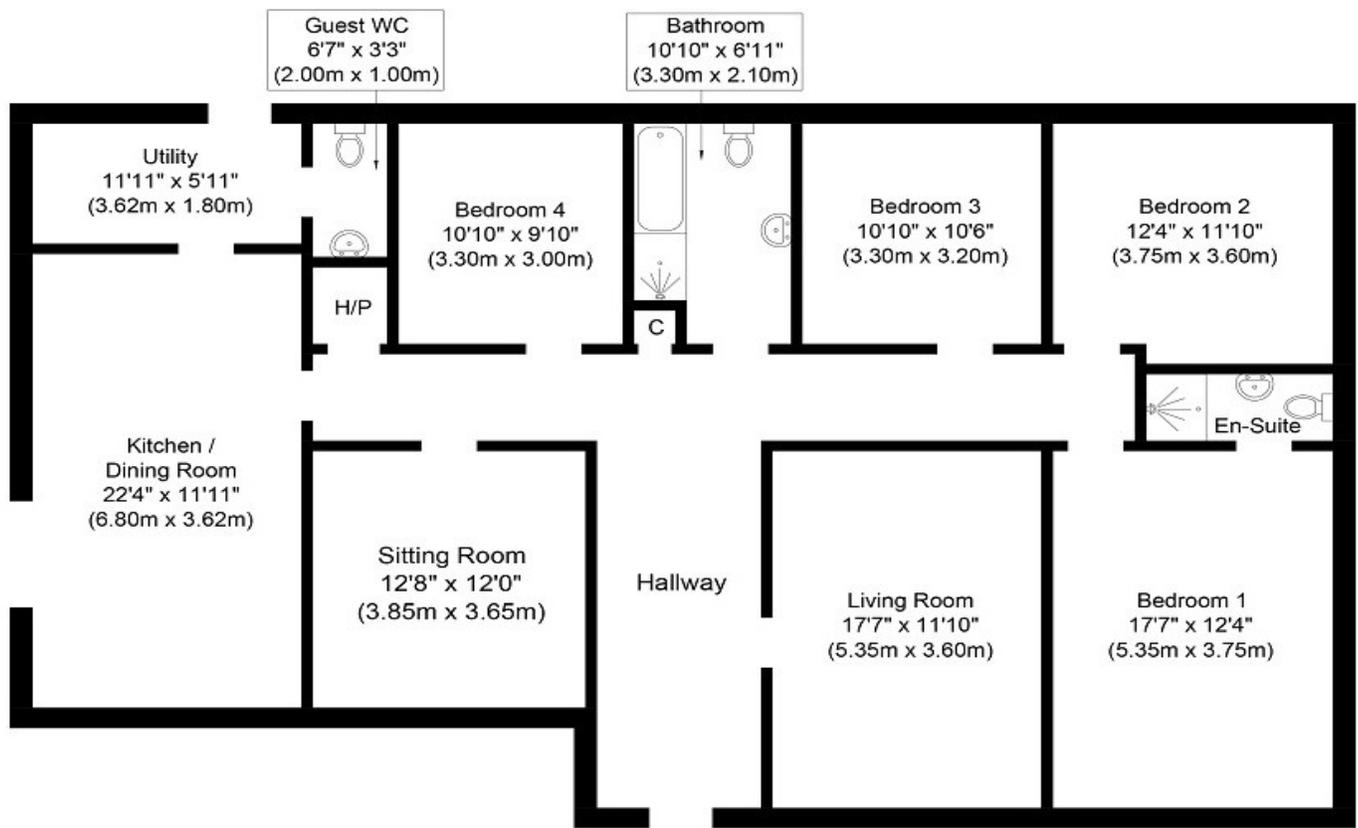


SPECIAL FEATURES

- Detached
- Oil fired central heating
- Double glazed windows
- Alarm
- c. 4.4 acres
- Four bedrooms
- Two receptions
- Excellent decorative condition
- Garden shed
- Steel clad shed

ACCOMMODATION

- **Entrance Hall** Tiled floor. Coving. Recessed lighting.
- **Living Room** Feature ornate marble fireplace with decorative cast iron inset. Gas coal effect fire and marble hearth. Solid oak flooring. Bay window. TV point. Coving. Recessed lighting.
- **Sitting Room** Solid oak flooring. Coving. Recessed lighting. TV point.
- **Kitchen / Dining Room** Fitted kitchen with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Whirlpool double oven. Fisher and Paykel five plate gas hob. Extractor fan. Plumbed for dishwasher. Tiled floor. French door to side garden.
- **Utility Room** Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Vented for dryer. Tiled floor. Door to rear garden.
- **Guest W.C.** Toilet. Wash hand basin. Fully tiled walls and floor.
- **Bedroom 1** Range of fitted wardrobes. Timber flooring. TV point.
- **Ensuite** Shower cubicle with Mira Elite electric shower. W.C. Wash hand basin. Heated towel rail. Extractor fan. Fully tiled walls and floor.
- **Bedroom 2** Range of fitted wardrobes. Timber flooring. TV point. Telephone point.
- **Bedroom 3** Timber flooring. TV point.
- **Bedroom 4** Fitted wardrobes. Vanity unit. Timber flooring. TV point.
- **Bathroom** Bath. W.C. Wash hand basin. Shower cubicle. Fully tiled walls and floor.
- **Outside** Garden shed. Hardcore yard area. Access via double wrought iron gates. Railed paddock. Road from yard to field. Steel clad shed with concrete base and power. Mature front and rear gardens, well stocked with variety of trees, plants and hedging. Cut stone front wall leading to a gravelled driveway. Access through wrought iron gates.



Approximate Floor Area
1798 Sq. ft.
(167.0 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. 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

€450,000

Directions

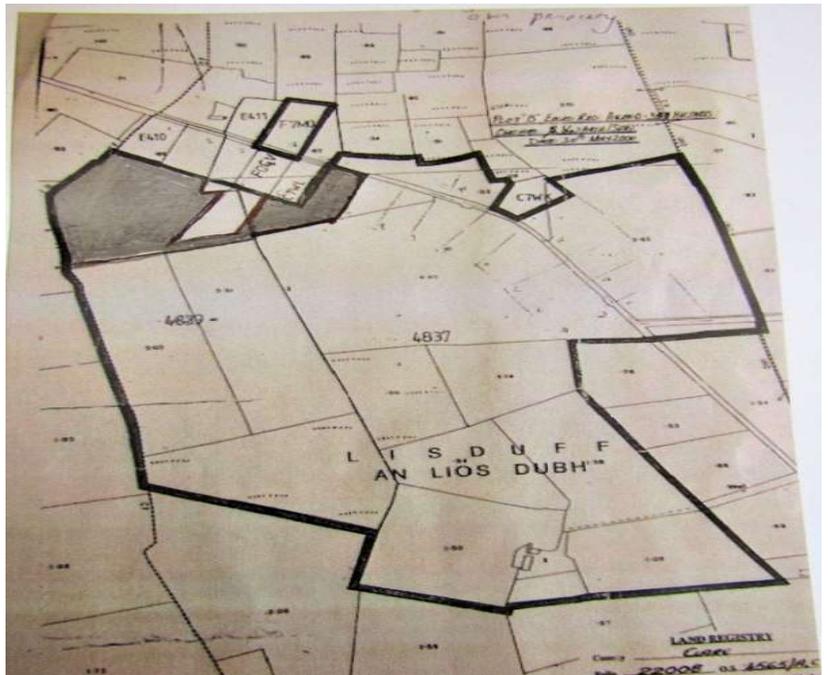
Google Map V15FY61

Contact Negotiator

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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.



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