

# PROPERTY PARTNERS

# de Courcy O'Dwyer

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## **Clonmacken, Ennis Road, Limerick.**

**W**e at Property Partners are delighted to introduce for sale this unique opportunity to acquire a large seven bedroom detached residence on C. 3/4's of an acre within close proximity to Limerick City Centre and all its amenities. This property offers the discerning purchaser a superb private residence or alternatively with the necessary planning permission could suit a variety of commercial usages.

**T**he property which has been extended by its current owners over the years comprises of sun lounge, entrance hallway, living room, kitchen / dining room, utility room, sun room, family room, 7 bedrooms (3 ensuite), bathroom and shower room.

**O**utside this fine property is further enhanced by 3/4's of an acre of mature well stocked landscaped gardens which are mainly laid to lawn. Access to the property is via a walled and gated tarmacadamed driveway.

### **Price**

Region €335,000

Barrack House, O'Connell Avenue, Limerick  
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| Accommodation         |                                |   |
|-----------------------|--------------------------------|---|
| Accommodation         | Size                           | Description   |
| Entrance Sun Lounge   | 8.45m x 2.4m<br>27'7" x 7'9"   | Double glazed sliding entrance door.  |
| Entrance Hallway      | 3.3m x 3.55m<br>10'8" x 11'6"  | Hardwood entrance door. Solid timber flooring. Timber pannelled ceiling.  |
| Living Room           | 5.2m x 3.6m<br>17' x 11'8"     | Centrepiece and coving. Feature marble fireplace with ornate Mahogany surround and marble hearth. Solid timber flooring. T.V. point.                          |
| Kitchen / Dining Room | 7.65m x 3.2m<br>25' x 10'5"    | Array of eye and floor level units. Single drainer 1&1/2 bowl sink unit with mixer tap. Solid timber flooring. Double glazed sliding patio door to rear ..... |
| Sun Lounge            | 7.35m x 2.4m<br>24'11" x 7'9"  | Fully tiled floor. Double glazed woodgrain PVC sliding patio door.  |
| Utility Room          | 5.2m x 2.2m<br>17'06" x 7'2"   | Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Hotpress with dual immersion.       |
| Shower Room           | 3.4m x 2.75m<br>11'2" x 9'     | Shower cubicle. W.C. and wash hand basin. Bidet. Tiled floor.   |
| Family Room           | 6.15m x 5.45m<br>20'2" x 17'9" | Centre piece and coving. Parquet flooring. Double glazed bronze aluminium sliding porch door.   |
| Bedroom 1             | 4.25m x 3.5m<br>13'9" x 11'5"  | Range of fitted wardrobes. T.V. point.  |
| Bedroom 2             | 6.3m x 4.4m<br>20'7" x 14'4"   | Tiled shower cubicle with Mira Elite 2 elecric shower. W.C. and wash hand basin. Part tiled walls.  |
| Walk in Wardrobe      | 2.35m x 1.15m<br>7'7" x 3'8"   |   |
| Ensuite Shower Room   | 2.55m x 1.35m<br>8'4" x 4'4"   |   |
| Bedroom 3             | 4.3m x 3.65m<br>14'10" x 11'9" | Fitted wardrobe.  |
| Ensuite Shower Room   | 1.7m x 2m<br>5'6" x 6'6"       | Tiled shower cubicle. W.C. and wash hand. Fully tiled walls and floor.  |
| Bedroom 4             | 2.75m x 3m<br>9' x 9'8"        | Fitted wardrobe.  |

## Accommodation

| Accommodation | Size                           | Description   |
|---------------|--------------------------------|---|
| Bedroom 5     | 3.2m x 3m<br>10'5" x 9'8"      | Fitted wardrobes. Timber flooring.  |
| Bedroom 6     | 3.6m x 3m<br>11'8" x 9'8"      | Timber flooring.  |
| Bedroom 7     | 4.25m x 4.95m<br>13'9" x 16'2" | Timber flooring. T.V. point.  |
| Ensuite       | 2.5m x 1.35m<br>8'2" x 4'4"    | Tiled shower cubicle with Mira Elite 2 electric shower. W.C. and wash hand basin. Part tiled walls. |
| Bathroom      | 3m x 1.8m<br>9'8" x 5'9"       | Bath with telephone shower attachment. W.C. and wash hand basin. Fully tiled walls and floor.       |

## Special Features

- \* Detached
- \* C. 3/4's of an acre
- \* Seven bedrooms
- \* Excellent location
- \* Adjacent to Jetland Shopping Centre
- \* Easy access to city
- \* Large private residence
- \* Suitable for a variety of commercial uses subject to P.P.
- \* OFCH
- \* **BER RATING: D2**





## Outside

Outside front side and rear gardens. Well stocked with maturing shrubs, plants, trees on C. 7/8ths of an acre. Detached garage with store to one side and annex.



## Directions

Coming from Limerick City, travel out as far as Ivans Cross and take a turning to the left. Proceed as far as the roundabout and take your second exit to the left. The property is towards the end of this cul de sac on the right hand side. Sign outside.



### Viewing strictly by appointment

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