



FOR SALE BY PRIVATE TREATY

**GARRAUNYKEE,
LISNAGRY,
CO. LIMERICK.**

PRICE: €630,000

BER C1



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce to the market this exceptionally spacious five bedroomed detached residence built c. 1984 which is tucked away in this tranquil setting in the ever popular location of Garraunykée. This beautiful private residence of c. 270 Sq. M. (2,906 Sq. Ft.) and on a half acre has been maintained to a high standard throughout offering gracious proportioned rooms and an abundance of light and space throughout.

The ground floor comprises of a well appointed and inviting entrance hall with staircase leading to the upper level. Off the hallway there is a living room and dining room to the right and a sitting room to the left. Behind the hall there is a good sized kitchen opening up into a large sun lounge. Off the kitchen there is a utility room and guest w.c. Upstairs there are five double bedrooms two with ensuites and bathroom.

Externally the property is accessed via a stone wall entrance with wrought iron gates and driveway leading to the front of the house. The mature front, side and rear gardens are mainly laid to lawn with an abundance of trees, plants and shrubs. To the right hand side of the property there is a c. 10 m side entrance which subject to planning could provide for an extension.

This idyllic setting is in close proximity to Monaleen, Ahane, Lisnagry primary schools and Castletroy College secondary school. It is just a few minutes drive to the M7 and within a short distance to the University of Limerick with its excellent academic reputation and outstanding amenities to include river walks, 50m pool, recently upgraded running track and now home to Munster Rugby all of which as an open university are open to the public. The University of Limerick is adjoined by the National Technology Park with dozens of multi national companies on its 385 acres set in an impressive parkland setting. Also Annacotty Business Park is just a stones throw from the property.

This property provides for a substantial private home which is sure to appeal to purchasers. An early viewing is essential to fully appreciate all this fine home has to offer.



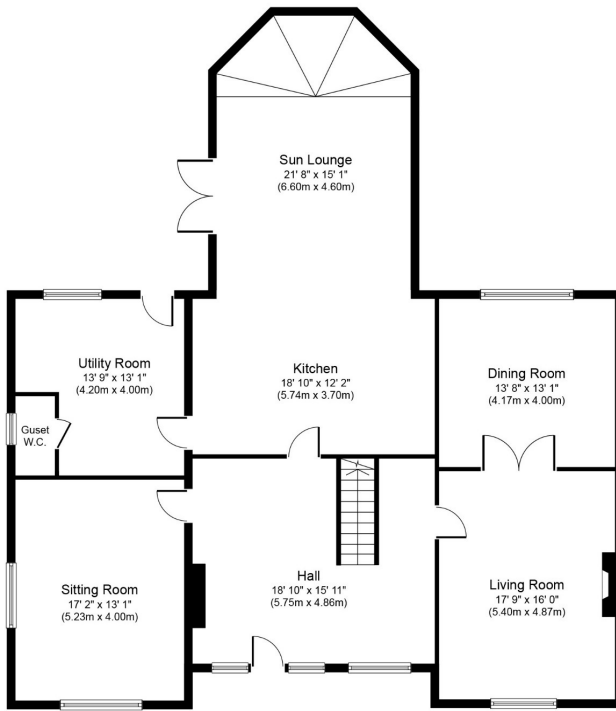


SPECIAL FEATURES

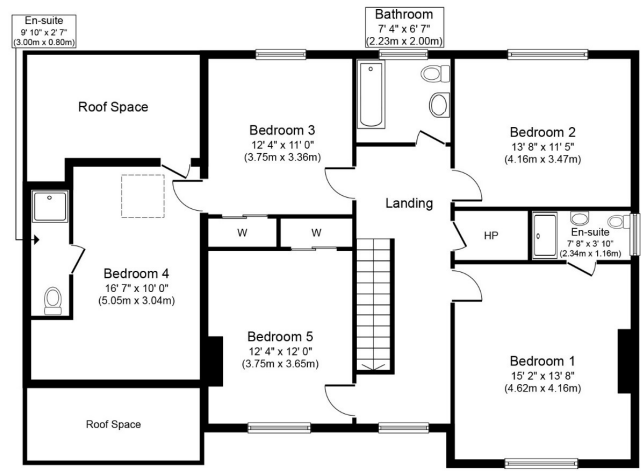
Detached house
 C. 270 Sq. M. (2,906 Sq. Ft.)
 C. half acre
 Gas fired central heating
 Double glazed woodgrain PVC windows (front & sun lounge)
 Five bedrooms
 Three receptions
 Large conservatory
 Three bathrooms and guest W.C.
 Mature well stocked gardens
 Excellent condition throughout
 Superb location with easy access to UL, Annacotty Business Park, National Technology Park and the M7 just minutes away

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door. Oak flooring. Covings. Under stairs storage.
- **Living Room** Feature cast iron open fireplace with tiled inset, ornate surround and marble hearth. Solid oak flooring. Covings. TV point. Double doors leading to...
- **Dining Room** Oak flooring. Covings.
- **Sitting Room** Feature cast iron fireplace with tiled inset, solid fuel stove, ornate surround and marble hearth. Oak flooring. Covings. TV point.
- **Kitchen** Ample array of eye and floor level units. Single drainer one and a half bowl Belfast sink with mixer tap. Breakfast counter. Granite worktop space and granite breakfast counter. Plumbed for dishwasher. Belling six plate gas hob and electric oven. Fully tiled floor. Hatch to dining room.
- **Conservatory / Sun Lounge** Large conservatory with pitch pine flooring. Pitched roof with pine beams and recessed lighting. Gas stove. Double woodgrain PVC french doors leading to a deck area and rear garden.
- **Utility Room** Large utility with a large array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Fully tiled floor. Door to rear garden. Door to...
- **Guest W.C.** W.C. Wash hand basin. Tiled floors and walls.
- **Upstairs**
- **Landing** Hotpress with dual immersion. Access to attic via Stira staircase.
- **Bathroom** Bath with glass shower door. W.C. Wash hand basin. Fully tiled floor. Part tiled walls.
- **Bedroom 1** Master Bedroom. Range of fitted wardrobes. Tongue and groove pine flooring. Telephone point.
- **Ensuite** Shower cubicle with Triton T90 SR electric shower. W. C. W.H.B. in vanity unit. Fully tiled walls and floor.
- **Bedroom 2** Fitted wardrobes with overhead presses. Tongue and groove pine flooring.
- **Bedroom 3** Fitted wardrobes. Open shelving. Tongue and groove pine flooring.
- **Bedroom 4** Fitted wardrobes. Laminate floor. Velux window.
- **Ensuite** Fully tiled shower cubicle with Triton T90 SI electric shower. W. C. Wash hand basin. Tiled floor.
- **Bedroom 5** Fitted wardrobe. Tongue and groove pine floor.
- **Outside** Outside the property is accessed through double wrought iron steel gates with an impressive stone and red brick wall to the front. Tarmac driveway. The mature front garden has an abundance of hedging, plants, flowers and trees. To the rear again there is a mature rear garden with a large variety of plants, shrubs, trees and a lovely raised deck area to one side of the conservatory and to the other there is a flagged patio area. Timber garden shed with steel roof. To one side of the property there is 10 meters and offers the opportunity to further extend this property subject to the necessary planning permission.



Ground Floor
Approximate Floor Area
1,712 sq.ft.
(159.0 sq.m.)



First Floor
Approximate Floor Area
1,193 sq.ft.
(110.9 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

€630,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
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**PROPERTY
 PARTNERS**

As standard all carpets, curtains, blinds, electric light fittings, oven, hob and extractor fan are included in the sale, along with all built in appliances where applicable. All loose fittings will be removed prior to the sale closing.

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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PSRA No. 002371