



**FOR SALE BY PRIVATE TREATY**

**ROSE COTTAGE,  
DOONASS,  
CLONLARA,  
CO. CLARE.  
V94N7Y0**

**PRICE REGION: €240,000**





## DESCRIPTION

A great opportunity arises to acquire this detached dormer residence ideally located in this country setting within close proximity to Clonlara Village and only a short distance from Limerick City.

The property sits on a 0.8 acre site and is approached by a gravelled sweeping driveway. The accommodation comprises of entrance hall, guest W.C., living room, kitchen/dining room, utility room, 4 bedrooms and shower room.

Outside there is a large workshop c. 54 Sq. M. and mature gardens which are mainly laid to lawn.

A viewing of this property is highly recommended.



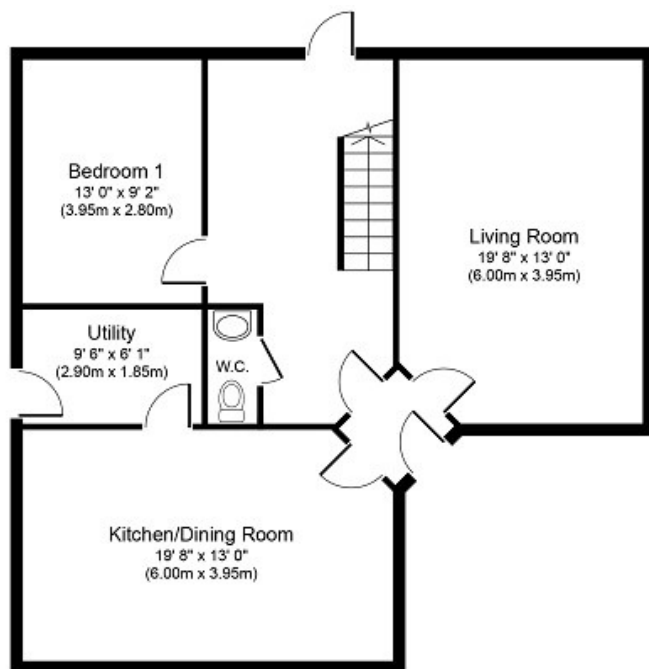


## SPECIAL FEATURES

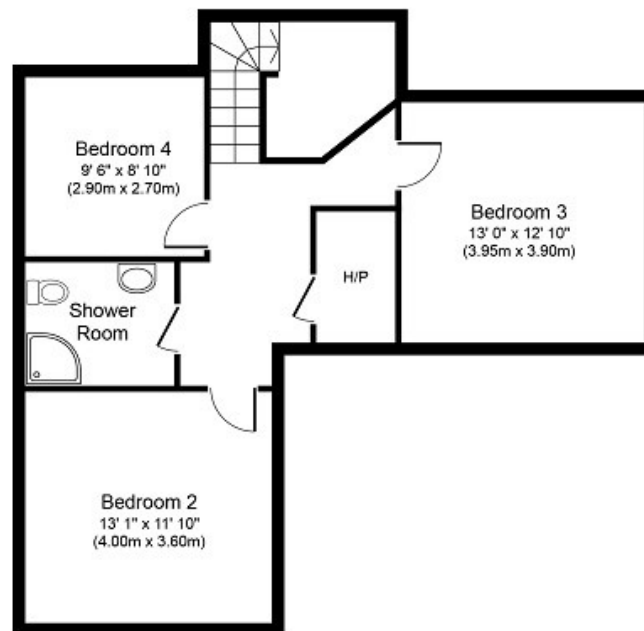
Detached  
0.8 of an acre  
Gas fired central heating  
Double glazed windows  
4 bedrooms  
Built c. 1998  
Workshop c. 54 Sq. M.

## ACCOMMODATION

- **Entrance Hall** 5.00 m x 3.16 m Hardwood entrance door. Solid timber flooring. Recessed lighting. Spiral staircase to the first floor.
- **Guest W.C.** Toilet. Wash hand basin in vanity unit. Fully tiled walls and floor.
- **Living Room** 6.00 m x 3.95 m Fireplace with solid fuel stove inset. Timber flooring. TV point. Fitted shelving and TV stand. Coving. Recessed lighting.
- **Kitchen / Dining Room** 6.00 m x 3.95 m Modern fitted solid pine kitchen with ample array of eye and floor level units. One and half bowl sink unit with mixer tap. Fully tiled floor. Rangemaster oven and Rangemaster extractor fan. Recessed lighting.
- **Utility Room** 2.90 m x 1.85 m Plumbed for washing machine. Vented for dryer. Plumbed for dishwasher. Single drainer stainless steel sink unit with mixer tap. Tiled splash back area. Tiled floor. Pine floor level presses.
- **Bedroom 1** 3.95 m x 2.80 m
- **Upstairs** Landing with vaulted pine ceiling. Recessed lighting. Hotpress with dual immersion.
- **Bedroom 2** 4.00 m x 3.60 m Vaulted pine ceiling. Eaves storage area.
- **Bedroom 3** 3.95 m x 3.90 m Vaulted pine ceiling. Eaves storage area.
- **Bedroom 4** 2.90 m x 2.70 m
- **Shower Room** Shower cubicle with Triton T80 Z electric shower. Glass shower door. W.C. Wash hand basin. Fully tiled walls and floor. Pine ceiling. Velux window. Heated towel rail.
- **Outside** Outside workshop c. 54 Sq. M. is divided into four sections. Built of block construction and corrugated steel roof. Access to workshop via up and over aluminium door to the front and pedestrian access to the side.



**Ground Floor**  
Approximate Floor Area  
893 sq. ft.  
(83.0 sq. m.)



**First Floor**  
Approximate Floor Area  
678 sq. ft.  
(63.0 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

€240,000

## VIEWING DETAILS

By appointment only

## DIRECTIONS

Travelling from Limerick go out through Corbally, pass Larkins Cross and proceed to Griffins Cross. Turn right and proceed to Clonlara Village. Turn right and continue past Clonlara GAA Club. On rounding the bend this property is the 4<sup>th</sup> on the left.

## Contact Negotiator

Geoffrey de Courcy

## 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.