



**FOR SALE**

**NO. 6 PRIORY PARK,  
CLANCY STRAND,  
LIMERICK V94F2RH**

**PRICE: €320,000**

**BER E2**



## DESCRIPTION

We are delighted to offer for sale this detached bungalow located in Priory Park off Clancy Strand and within a short stroll to the city centre and all its amenities. The property provides for excellent accommodation to include entrance hallway, living room, dining room, kitchen, utility room, three bedrooms and a shower room. There is further potential with this property to extend subject to any necessary planning permission.

Outside the property has a walled mature rear garden with a large variety of trees, shrubs, plants, flowers with raised beds, cobblelock patio, outside tap and light. Walled, fenced and hedged front garden mainly laid to lawn again with mature plants, trees, shrubs and off street parking via double wrought iron gates to a tarmacademed driveway.

A viewing of this property is highly recommended.





## SPECIAL FEATURES

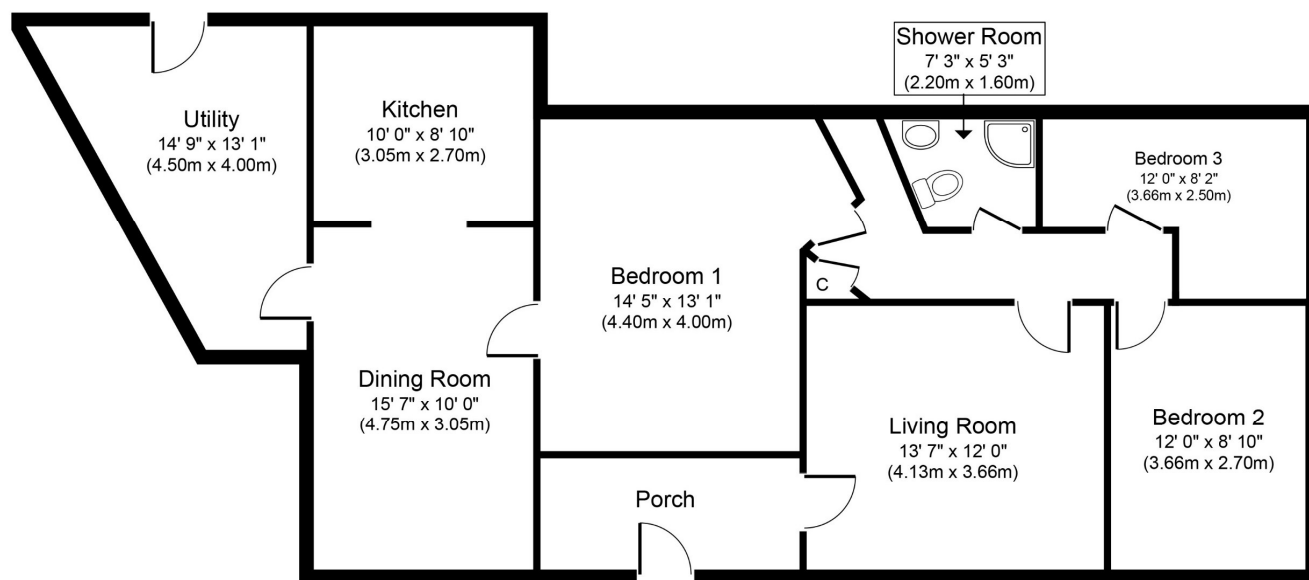
---

Detached  
 Bungalow  
 Gas fired central heating  
 Double glazed windows to the front  
 Alarm  
 Cul de sac  
 Private secluded and mature front and rear gardens  
 Off street parking  
 Excellent potential to extend subject to PP

## ACCOMMODATION

---

- **Entrance Hall** Bronze aluminium entrance door with double glazed frosted glass inset.
- **Living Room** Feature open tiled fireplace. TV point.
- **Dining Room**
- **Kitchen** Array of eye and floor level units. Four cutlery drawers. Double drainer stainless sink unit with mixer tap. Tiled splash back area. Plumbed for washing machine. Array of floor level presses and drawers. Recently installed gas boiler.
- **Utility Room**
- **Bedroom 1** Feature stone fireplace with Liscannor hearth.
- **Bedroom 2**
- **Bedroom 3** Fitted wardrobes. Vanity unit.
- **Shower Room** Shower with Mira Elite electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Outside** Outside the property has a walled mature rear garden with a large variety of trees, shrubs, plants, flowers with raised beds, cobblelock, patio, outside tap and light. Walled, fenced and hedged front garden mainly laid to lawn again with mature plants, trees, shrubs and off street parking via double wrought iron gates to a tarmacademed driveway.



**Approximate Floor Area**  
**1,104 sq. ft.**  
**(102.6 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.

Copyright V360 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)

## PRICE

€320,000

## DIRECTIONS

Google Map: V94F2RH

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

**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.