



FOR SALE

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

PRICE: €320,000

BER E2

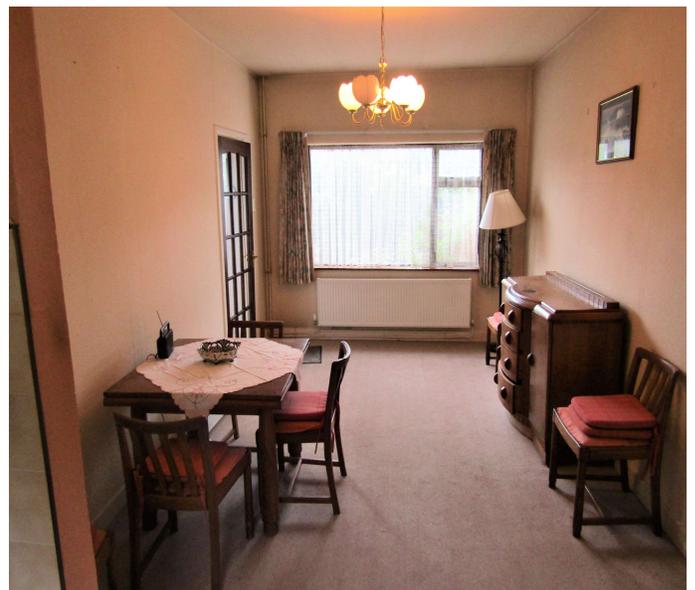


DESCRIPTION

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.



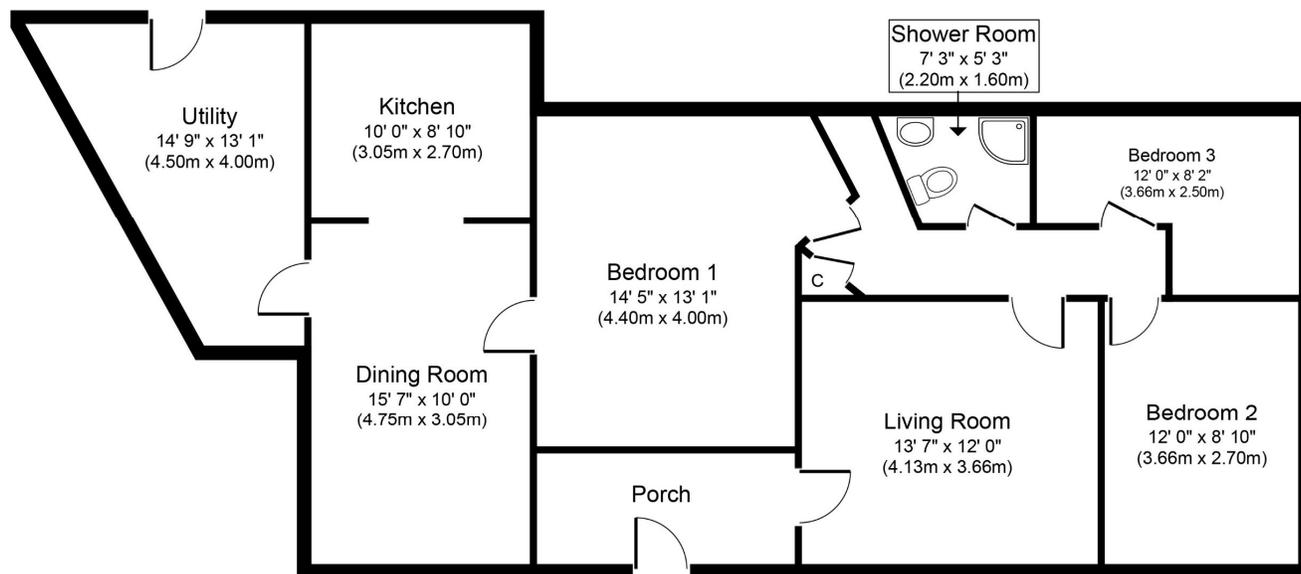


SPECIAL FEATURES

- 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.
- **Utility Room** Plumbed for washing machine. Array of floor level presses and drawers. Recently installed gas boiler.
- **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.

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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
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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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