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## **9 Keelgrove, Ardnacrusha Co. Clare**

**N**ew to the market comes this exceptionally well presented 4 bedroomed detached family home C. 198 sq.m. (2,130 sq.ft) in this ever popular modern development in Ardnacrusha, only a short distance from Limerick City Centre. The current house proud owners have recently refurbished and extended this property to a very high standard to provide for well laid out, spacious, bright and open accommodation.

**T**he layout comprises of entrance hallway, guest w.c./ shower room, living room, family room, extended sitting room, modern fitted solid ash kitchen, utility room, dining room, sun lounge, 4 bedrooms, main ensuite and bathroom.

**O**utside the property is further enhanced with recently landscaped gardens with lawn and stone driveway to the front, with mature hedge surround and a rear garden with maturing hedges, plants and shrubs, cobblelocked patio area and a large Steeltech shed.

**A** viewing of this property is highly recommended.

### **Price Guide:**

**Region €330,000**

**Barrack House, O'Connell Avenue, Limerick  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)  
PSRA Licence No.: 002371**

## Accommodation

Accommodation	Size	Description
Entrance Hallway	5.85m x 1.88m 19'2" x 6'2"	Hardwood entrance door. Hardwood solid oak flooring. Recessed lighting. Telephone point. Under-stairs storage area.
Living Room	5.65m x 3.7m 18'5" x 12'1"	Feature ornate cast iron fireplace with marble hearth and solid fuel inset stove. Large bay window. Recessed lighting. T.V. point. Antique sand-blasted French pine flooring. Opening to...
Family Room	3.78m x 3.67m 12'4" x 12'0"	Antique sand-blasted French pine flooring. Double doors with glass panels leading to...
Dining Room	4.7m x 3.55m 13'1" x 11'6"	Recessed lighting. Tiled floor. T.V. point. Large island unit with marble worktop counter and range of fitted solid ash presses and drawers underneath. Side wall solid ash unit with integrated fridge/freezer. Fitted wine rack. Shelving. Presses. Opening to...
Kitchen	3.1m x 2.8m 10'2" x 9'2"	Solid Ash modern fitted kitchen with an array of eye and floor level units. Number of cutlery and pot drawers. Integrated Siemens electric double oven. Whirlpool 5 plate gas hob. Stainless steel extractor fan. Marble worktop space. Tiled splashback. Single drainer 1.5 bowl stainless steel sink unit with mixer tap. Recessed lighting. Fully tiled floor.
Sun Lounge	3.95m x 4.08m 13'0" x 13'4"	Vaulted pine ceiling with 2 x Velux windows. Recessed lighting. Fully tiled floor with under-floor heating.
Sitting Room	5.8m x 3.8m 19'0" x 12'5"	Solid wide plank oak flooring. Recessed lighting. T.V. point.
Guest W.C. / Shower room	2.6m x 2.57m 8'5" x 8'4"	Fully tiled shower cubicle with Triton T80Z electric shower. Wash hand basin in vanity unit. W.C.. Solid wide plank oak floor. Extractor fan.
Utility room	3m x 1.73m 9'8" x 5'7"	Range of eye and floor level units. Single drainer and single bowl stainless sink unit with mixer tap. Tiled splashback. Plumbed for washing machine. Vented for dryer. Tiled floor. Door leading to side garden.
Boiler room	1.92m x 0.95m 6'3" x 3'1"	Gas boiler.

## Upstairs

Accommodation	Size	Description
Landing	3.2m x 1.1m & 2.15m x 1.9m 10'5" x 3'6" & 7'0" x 6'2"	L-shaped. Hot press with dual immersion. Access to attic via Stira staircase.
Master Bedroom	5.88m x 3.7m 19'3" x 12'1"	Laminate flooring. T.V. point. Telephone point. Alarm point. Large bay window.
Dressing Room	1.8m x 1.86m 5'9" x 6'1"	Range of fitted wardrobes and drawers.
Ensuite		Recently fitted modern ensuite with fully tiled double shower unit with 2 shower heads and sliding glass door. Wash hand basin in vanity unit. W.C.. Floor to ceiling heated towel rail. Extractor fan. Fully tiled walls and floor.
Bedroom 2	3.67m x 3m 12'0" x 9'8"	Laminate flooring.
Bedroom 3	3.5m x 3.78m 11'5" x 12'4"	Laminate flooring. Range of fitted wardrobes. Vanity unit and overhead press.
Bedroom 4	4m x 2.5m 13'1" x 8'2"	Laminate flooring. Range of fitted wardrobes.
Bathroom	2.3m x 2.25m 7'5" x 7'4"	Corner bath unit with telephone shower attachment. W.C.. Wash hand basin. Fully tiled shower cubicle with Mira Elite electric shower.

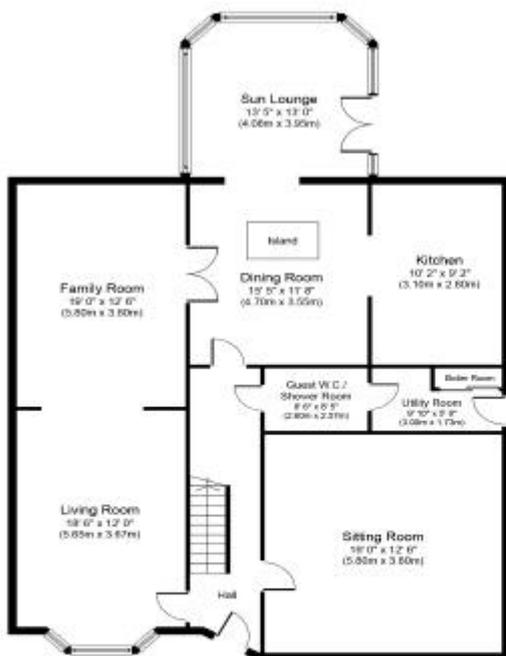


## Special Features

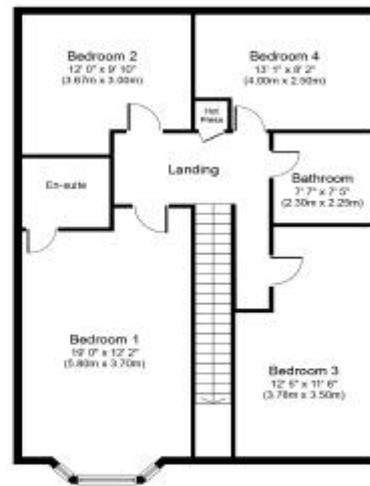
- \* Detached - C. 198 sq.m. (2,130 sq.ft)
- \* Gas fired central heating
- \* Double-glazed windows
- \* Alarm
- \* 4 double bedrooms
- \* 4 reception rooms
- \* Sun lounge
- \* Large Steeltech shed
- \* Modern fitted solid Ash kitchen
- \* Utility Room
- \* Ensuite and dressing room
- \* Excellent flooring throughout
- \* Landscaped gardens
- \* Culdesac
- \* Close proximity to Limerick City

## Outside

**O**utside: Superb landscaped front and rear gardens. Front garden has a gated stone driveway with lawn area & mature hedge surround. Rear garden is lawn free with cobblelock paths and patio. Stone based border areas with a variety of plants, shrubs and trees. Large Steeltech garden shed. Gated side entranceways to both sides.



**Ground Floor**  
Approximate Floor Area  
**1,582 sq. ft.**  
**(147.0 sq. m)**



**First Floor**  
Approximate Floor Area  
**990 sq. ft.**  
**(92.0 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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### Viewing strictly by appointment

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