

Upstairs Accommodation

Accommodation	Size M. Ft.	Description
Landing		Hot press with dual immersion. Access to attic via stira staircase.
Bedroom 1	4.5m x 3.9m 14'8" x 12'8"	T.V. point. Telephone point.
Ensuite	2m x 1.65m 6'6" x 5'4"	Fully tiled ensuite. Shower cubicle with power shower. W.C. Wash hand basin.
Bedroom 2	4.9m x 2.7m 16'1" x 8'9"	
Bedroom 3	2.5m x 3.5m 8'2" x 11'5"	
Bedroom 4	2.8m x 1.9m 9'2" x 6'2"	
Bathroom	3.3m x 2.7m 10'8" x 8'9"	Bath. W.C. Wash hand basin. Separate shower cubicle with Triton T90SI electric shower. Fully tiled walls and floor.

Outside

Walled and fenced rear garden with extensive patio area. Borders with railway sleepers and raised bed with maturing plants and shrubs. Barna shed. Outside tap and light. Gated side entrance way to both sides and one side with perspex roofing for storage. To the front there is a walled and double gated front garden with the border areas containing many mature plants and shrubs. Gravelled driveway.

“The Home of High Standards”

Viewing strictly by appointment

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DE COURCY O'DWYER

FOR SALE

5 Inis Cluain,
Castleconnell, Co.
Limerick



Guide Price:

Region €250,000

Barrack House, O' Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

New to the market comes this fine 4 bedroom detached home, located just a short stroll from the picturesque village of Castleconnell. This location benefits from all of the many attractions and amenities that the village has to offer; yet still with easy access to the M7 Motorway and Limerick City.

The accommodation comprises of entrance hallway, guest W.C., living room, family room, dining room / kitchen area, utility room, 4 bedrooms, main with ensuite and bathroom.

Outside the property is further enhanced with easy to keep, well planted front and rear gardens. The private rear garden is not overlooked as it backs on to a large green area. There is off-street parking.

An immediate viewing of this property is highly recommended.



Special Features

- * Detached
- * 4 bedrooms - main with ensuite
- * Double glazed windows
- * Excellent location
- * BER: C3
- * Easy commute to Limerick City
- * 3 Reception rooms
- * Large patio area to the rear.
- * Adjacent to a host of amenities, including renowned River Shannon walks.



Accommodation		
Accommodation	Size M. Ft.	Description
Combined Entrance Hallway	4.8m x 2m 15'7" x 6'6"	Hardwood entrance door with double glazed glass inset. Tiled floor. Recessed lighting. Under-stairs storage.
Guest W.C.		Wash hand basin. W.C. Tiled floor.
Living Room	5.4m x 3.45m 17'7" x 11'3"	Hardwood oak flooring. Feature fireplace with solid fuel stove. Bay window. Recessed lighting. T.V. point. Double doors to...
Dining Room	5.5m x 3.4m 18' x 11'2"	Double glazed sliding patio door to rear garden.
Kitchen	2.75m x 2.4m 9' x 7'9"	Modern fitted kitchen with eye and floor level units. 1.5 bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher. Electrolux double oven and ceramic 4 plate hob. Fully tiled floor. Door to....
Utility Room	2.85m x 1.5m 9'4" x 4'9"	Single drainer stainless steel sink unit. Plumbed for washing machine. Vented for dryer. Eye and floor level units. Fully tiled floor. White aluminium door to side and rear garden.
Family Room	5.25m x 2.5m 17'2" x 8'2"	Solid oak flooring. Telephone point. T.V. point. Open shelving.