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**Sandybridge House,  
Derrymore, Meelick,  
Co. Clare.**

**A** fabulous opportunity to acquire this substantial split level residence which is presented in excellent condition throughout and offers breathtaking views of the surrounding countryside.

**T**he property on C. 1.2 acres, built C. 1998 and which is positioned on an elevated site comprises of entrance hallway, living room, family room, kitchen / dining room, utility room, guest w.c., 4 bedrooms (main ensuite) and bathroom. The upper floor comprises of 3 large attic rooms and offers the discerning purchaser an opportunity to create extra accommodation if required.

**O**utside the property is further complimented and enhanced by beautifully landscaped well stocked gardens extending to over 1 acre and has panoramic views of the surrounding countryside. The gardens are bounded by a stream to one side and natural boundaries to the other side and rear. To the front there is a walled and gated front garden with extensive tarmacadamed driveway. To the rear there is a large patio area and there are 2 large steel tech sheds.

**Price**

**Region €340,000**

**Barrack House, O'Connell Avenue, Limerick  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)**

## Accommodation

Accommodation	Size	Description
Entrance Hallway	4.95m x 2.25m 16'2" x 7'4"	White aluminium entrance door. Coving. Recessed lighting. Pine radiator cover. Solid wood flooring.
Inner Hallway	11m x 1.2m 36'10" x 3'9"	
Living Room	5.7m x 4.7m 18'7" x 15'4"	Ornate marble fireplace with cast iron inset. Solid fuel stove and marble hearth. Centre piece. Picture rail. Feature high ceiling. Large bay window. Radiator cover. Solid hardwood flooring. T.V. point.
Kitchen / Dining Room	7.85m x 4.95m 25'7" x 16'2"	Solid oak fitted kitchen with large array of eye and floor level units. Four cutlery drawers. Carved extractor hood. Fitted wine rack. Display cabinets and shelving. Central island unit with underneath oak drawers and presses. Fully tiled floor. Feature high ceilings with timber beams. Oil fired Stanley Range. Single drainer 1 & 1/2 bowl stainless steel sink unit with mixer tap. Tiled splashback area. Double doors to ...
Family Room	5.55m x 6.4m 18'2" x 21'	Feature floor to ceiling brick fireplace with fitted solid fuel stove and Liscannor hearth. Feature high ceiling. Recessed lighting. T.V. point. Solid timber flooring. Double glazed sliding patio door to patio and rear garden.
Utility Room	3.35m x 3.33m 11' x 10'9"	Plumbed for washing machine. Tiled floor. White aluminium door to rear garden.
Guest W.C.		with toilet & wash hand basin.
Bedroom 1	3.42m x 3.31m 11'2" x 10'9"	
Bedroom 2	4.2m x 4.15m 13'8" x 13'6"	Range of fitted wardrobes with mirrored fronts.
Ensuite	1.9m x 1.95m 6'2" x 6'4"	Shower cubicle. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor. Extractor fan.
Walk in wardrobe	1.85m x 2.1m 6' x 6'9"	Ample fitted shelving and hanging closets.

Accommodation		
Accommodation	Size	Description
Bedroom 3	3.4m x 2.85m 11'2" x 9'4"	Fitted wardrobes.
Bedroom 4	3.4m x 3m 11'2" x 9'8"	Fitted wardrobes.
Bathroom	3.35m x 3m 11' x 9'8"	Corner bath. W.C. Wash hand basin. Vanity unit with marble top. Separate shower cubicle. Extractor fan. Fully tiled walls and floor.
Upstairs		
Attic Room	6.8m x 6m 22'3" x 19'7"	Currently being used as a games room and gym. Vaulted pine ceiling. Velux windows.
Attic Room 2	5m x 4m 16'4" x 13'2"	Currently used as an office room. Vaulted pine ceiling.
Attic Room 3	8.25m x 8m 27' x 26'3"	This room currently used for storage offers the discerning purchaser an opportunity to create a Master Bedroom with ensuite with potential panoramic views of the surrounding countryside from same.

### Special Features

- \* Detached
- \* C. 1.2 acres
- \* Elevated site with spectacular views
- \* Feature high ceilings in all reception rooms
- \* Attic area offering the scope to further expand
- \* Solid oak kitchen
- \* Two x solid fuel stoves
- \* Oil fired central heating
- \* Two x steel tech garages
- \* Double glazed windows
- \* Well stocked mature gardens
- \* Septic tank on site
- \* Private water well
- \* House built 1998
- \* Solar panel water heating

### Directions

From Limerick proceed to the Two Mile Inn and take a right hand turning on to Phayers Road. At the end of Phayers Road, take a left and immediate right and continue up this road as far as the junction. Proceed straight through and the property is the first house on the left hand side.



## Outside

**F**ront, side and rear landscaped well stocked gardens on an excess of 1 acre. The boundaries surrounding the property are mainly of natural hedge-grows and to the southern side of the property there is a stream. The front has a walled and gated entranceway to a tarmacadamed driveway. Extensive flagged patio area. Hardcore yard area with modern steel tech shed with Kingspan Therma Insulation. Roller shutter door and concrete base which measures 7.9m x 5.9m. 3 phase power. Second steel shed measures 4.6m x 3.95m and houses the oil boiler, tank and pump.



### Viewing strictly by appointment

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