



3 THE GROVE

BALLYNEETY, CO. LIMERICK



FOR SALE

**NO. 3 THE GROVE,
BALLYNEETY,
CO. LIMERICK V94C2XD**

PRICE: €460,000

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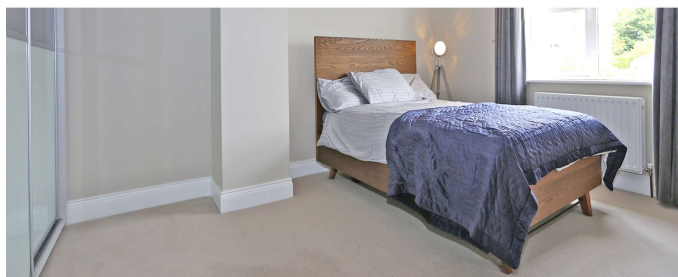
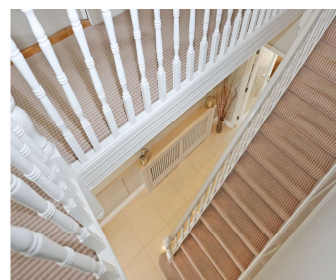


DESCRIPTION

Property Partners de Courcy O'Dwyer are delighted to introduce No. 3 The Grove, Ballyneety to the market. This beautiful detached family home is positioned within the grounds of Ballyneety Golf Club and is within easy commute to Limerick City Centre.

No 3 offers superb living accommodation to include entrance hall, living room, sitting room, kitchen / dining room, utility room, family room, four bedrooms, bathroom and ensuite.

Outside the property is complimented with a private west facing rear garden with extensive patio area and a front garden with ample parking.



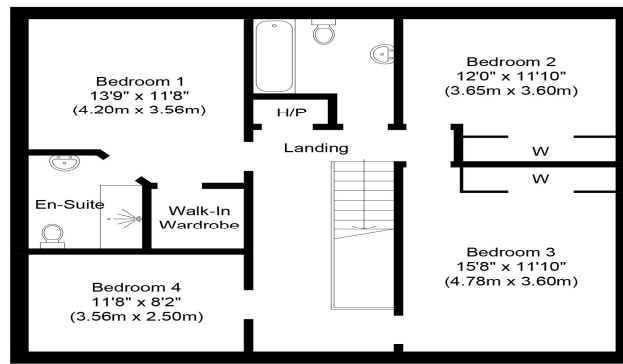


SPECIAL FEATURES

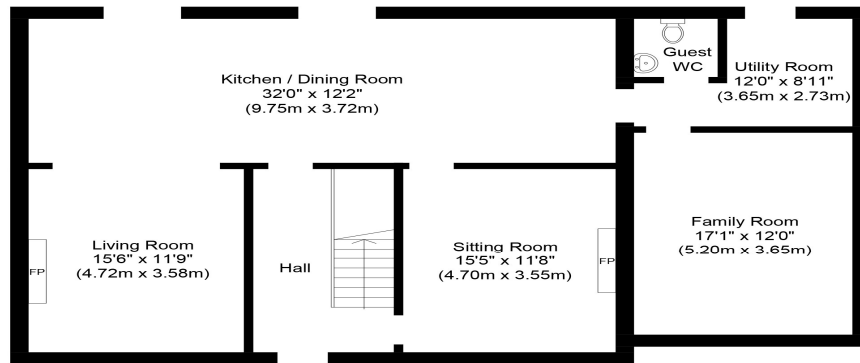
Detached
 Double glazed windows
 Gas fired central heating
 Excellent condition
 Four bedrooms
 Three reception rooms
 West facing rear gardens
 Set on the grounds of Ballyneety Golf Club
 Easy commute to Limerick City Centre

ACCOMMODATION

- Entrance Hallway** Composite entrance door with glass panelled inset and frosted glass side panels. Porcelain tiled floor. Coving. Recessed lighting. Ornate timber wall panelling. Radiator cover. Understairs storage. Telephone point.
- Living Room** Feature ornate fireplace with Turmo FOC solid fuel stove and marble hearth. Solid timber flooring. Coving. Recessed lighting. TV point. Ornate timber wall panelling.
- Kitchen/Dining Room** Modern fitted hand painted kitchen with ample array of eye level and floor level units. Display cabinets. One and half bowl stainless steel sink unit with mixer tap. Granite worktop space. Island with granite worktop space and underneath drawers. Recessed lighting. Two sets of french doors to rear garden. Porcelain tiled floor. Radiator cover.
- Sitting Room** Feature hand painted drift wood fireplace with marble hearth. Solid timber flooring. Coving. Recessed lighting. Fitted book shelves and underneath presses.
- Utility Room** Fitted eye and floor level presses. Single drainer stainless steel sink unit with mixer tap. Porcelain tiled floor. Door to rear garden.
- Guest W.C.** W.C. Wash hand basin.
- Family Room** Solid timber flooring.
- Upstairs** Landing - hotpress with dual immersion. Access to attic via stira staircase.
- Bathroom** Modern fitted bathroom suite. Bath with shower and glass shower door. W.C. Wash hand basin. Fully tiled walls and floor.
- Bedroom 1** TV point. Walk in wardrobes.
- Ensuite** Shower cubicle with Mira Elite electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
- Bedroom 2** Range of modern fitted sliderobes.
- Bedroom 3** Range of modern fitted sliderobes. Fitted shelving and work desk.
- Bedroom 4** Fitted wardrobes.
- Outside** Fully enclosed large west facing private rear garden mainly laid to lawn. Large raised sand stone patio area with brick and sand stone slab seating area and inset recessed lighting. Gated side entrance way to both sides. Outside tap and light. Front garden is part lawned and has a tarmac driveway for two cars. Cobblelock walkway to entrance door. Front garden is planted with a variety of maturing hedges and trees.



First Floor
Approximate Floor Area
902 Sq. ft.
(83.8 Sq. m.)



Ground Floor
Approximate Floor Area
1246 Sq. ft.
(115.8 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

€460,000

DIRECTIONS

Google Map: V94C2XD

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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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.