



**FOR SALE**

**NO. 13 PRIORY PARK,  
CLANCY STRAND,  
LIMERICK V94K64C**

**PRICE: €550,000**

**BER E2**



## DESCRIPTION

Property Partners are delighted to offer for sale this detached extended bungalow located in this highly popular estate of Priory Park, located just off Clancy Strand and within a short walk to the city centre and all its amenities. The property provides for excellent accommodation to include entrance hallway, large open plan living room / dining room / kitchen, utility room and shower room, four bedrooms of which the master bedroom has a bathroom ensuite and walk in wardrobe.

Outside the property is further complimented with a large private rear garden with an extended patio area and open verandah. Gated side entrance way. The front garden offers two divisions one with a cobble lock driveway and the other with a tarmacademed driveway.

A viewing of this property is highly recommended.





## SPECIAL FEATURES

- Detached
- Oil fired central heating
- Double glazed windows
- Four bedrooms
- Alarm
- Private and mature front and rear gardens
- Off street parking
- Located beside the River Shannon, Thomond Park, GAA Grounds and a 2 minute walk to nearest hotel.

## ACCOMMODATION

- **Entrance Hallway**

Red Composite front door with leaded and glass panelled insets. Tiled floor. Alarm point. Vaulted ceiling with recessed lighting. Wainscotting.
- **Shower Room**

Shower with Triton electric shower. W.C. Wash hand basin. Tiled walls and floor. Vaulted ceiling with recessed lighting.
- **Utility Room**

Plumbed for washing machine. Tiled floor. Storage press.
- **Open plan Living Room / Dining Room and Kitchen**

Modern fitted hand painted kitchen with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Range Master oven with five plate gas hob. Extractor fan. Solid oak flooring in the Living / Dining area and tiled floor in the kitchen area. Island with solid timber top and underneath storage presses. Feature ornate stone fireplace with Indian sandstone cladding and solid fuel stove inset. Vaulted ceiling with beams and recessed lighting. TV cabinet and surrounding shelves with recessed lighting.
- **Bedroom 1**

Solid oak flooring. Vaulted ceiling with recessed lighting.
- **Bedroom 2**

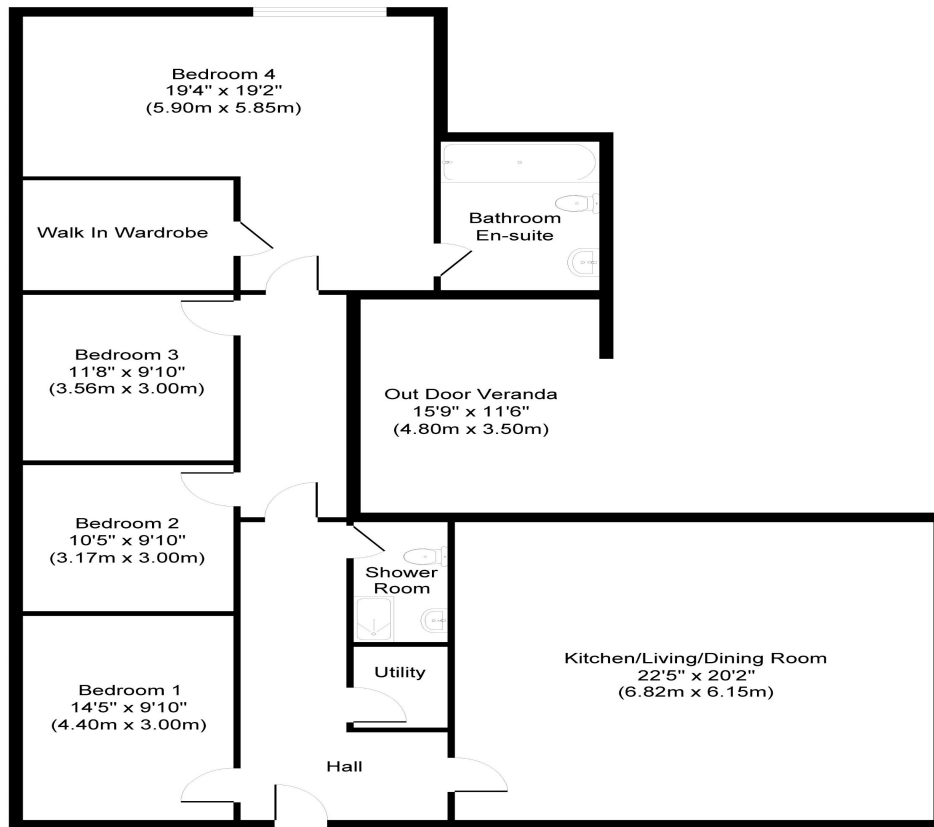
Vanity unit with drawers and presses. TV point. Velux window.
- **Bedroom 3**

TV point. Velux window.
- **Bedroom 4 (Master Bedroom)**

Wainscotting. Recessed lights. Double glazed PVC French doors to rear garden. Ornate radiator covers. Walk in wardrobe fitted with shelving, drawers and hanging space.
- **Ensuite Bathroom**

Bath. Glass shower door. W. C. Wash hand basin in vanity unit. Tiled walls and floor. Recessed lighting.
- **Outside**

Walled and gated front garden. Cobble lock driveway to one side and tarmacomed driveway to the far side. Fully walled and private rear garden with a south west facing aspect. There are a variety of plants, trees and hedging. There is a raised extensive cobble lock patio and the garden is currently laid with woodchip. Outside W. C. and garden shed. Outside veranda with pitch and tiled roof. Flagged patio floor and a solid fuel stove.



**Approximate Floor Area**  
1599 sq. ft  
(148.52 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.  
Copyright V360 Ltd 2026 | www.houseviz.com

## PRICE

€550,000

## DIRECTIONS

Google Map: V94K64C

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
M: 061 410 410  
E: decourcyodwyer@propertypartners.ie

**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.