



MONAIRE

S H E L B O U R N E R O A D L O W E R , E N N I S R O A D , L I M E R I C K C I T Y

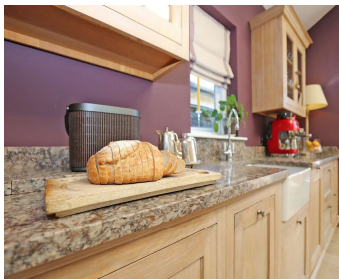


FOR SALE BY PRIVATE TREATY

**MONAIRE,
SHELBOURNE ROAD LOWER,
ENNIS ROAD,
LIMERICK V94A6NT**

PRICE GUIDE: €900,000

BER EXEMPT



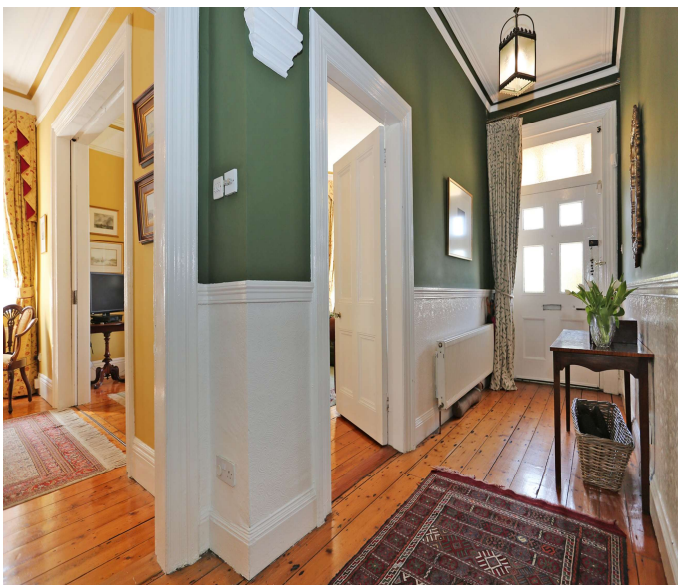
DESCRIPTION

Monaire is an attractive classical two storey Edwardian residence providing c. 200 Sq. M. (2,152 Sq. Ft.) of wonderfully elegant light filled accommodation, excellently cared for throughout, full of natural warmth with magnificent original features, elegantly proportioned rooms and stunning gardens. Standing tall and distinctive and occupying an imposing position this substantial home enjoys a wonderful outlook.

Located in this much sought after location a short walk to Limerick city centre, shops, restaurants, cafes, a host of schools and third level institutes and sporting amenities with LLTC, The Gaelic Grounds and Thomond Park within walking distance.

Accommodation comprises of entrance porch, entrance hall, inner hall, drawing room, sitting room, family room, modern fitted extended kitchen / dining room, utility room, wet room, four bedrooms, bathroom and ensuite as well as a large attic room.

Outside this magnificent home is further enhanced with a private enclosed well stocked rear garden with extensive patio areas. The garden has been planted with native and heritage fruit trees from Irish Seed Savers. The front is accessed via double wrought iron steel gates leading to a pea graveled driveway and beautifully maintained gardens.



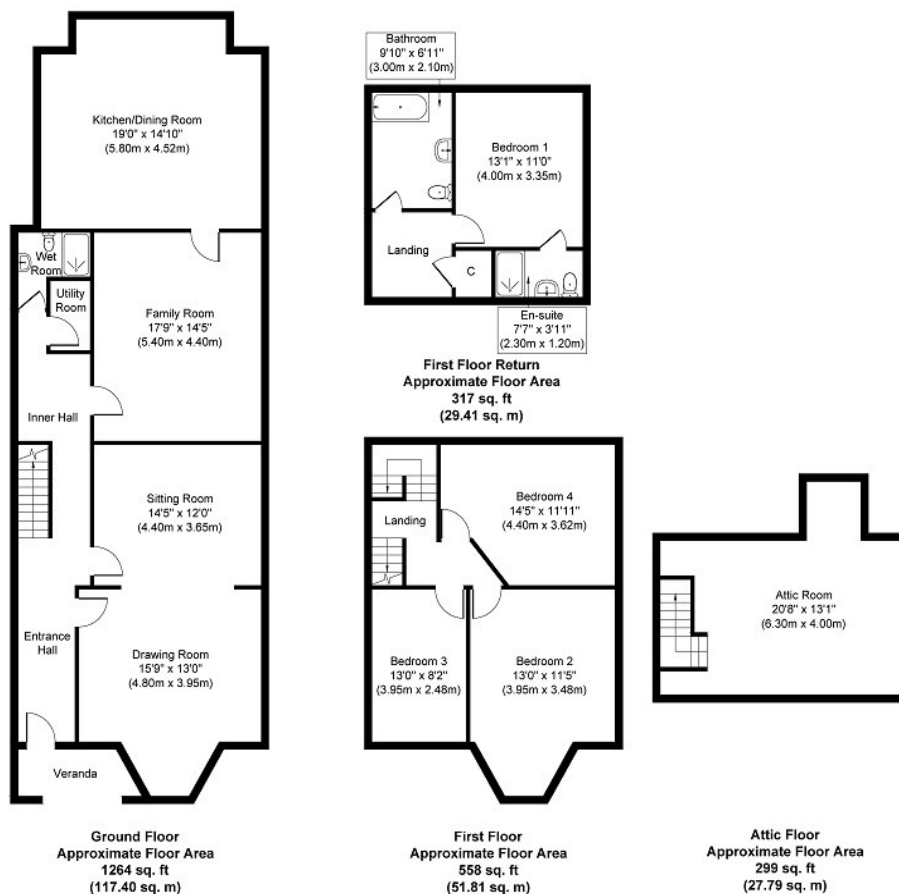


SPECIAL FEATURES

Edwardian red brick period property built c. 1909
 Gas fired central heating
 c. 200 sq. m. (2,152 Sq. Ft)
 Four reception rooms
 Four bedrooms
 Attic
 C. 55m private rear garden. Gardens were designed and laid out by the late Emmet O'Mahony and team, landscape designers
 Excellently maintained
 Many original features
 Close proximity to the city centre
 Large gated side entrance with vehicular access to rear

ACCOMMODATION

- **Porch** Timber and slated original porch. Tiled floor. Ornate timber surround. Porch light. Hardwood glass panelled entrance door.
- **Entrance Hallway** Ornate centre piece and coving. Archway to inner hall. Ornate coving. Under stairs storage space with fitted shelving.
- **Drawing Room** Feature cast iron fireplace with marble surround and hearth. Ornate coving and centre piece. Picture rail. Canted bay window. TV point. Double sliding doors to...
- **Sitting Room** Ornate coving and centre piece. Feature cast iron fireplace with marble surround and marble hearth.
- **Family Room** Solid oak flooring. Fitted bookshelves. Recessed lighting. Ceramic free standing gas stove. TV point.
- **Kitchen / Dining Room** Neptune Henley solid oak kitchen with Silestone countertop. Large display of eye and floor level units and display cabinets with spot lights. Large pantry unit. Aga oven. Four plate Whirlpool ceramic hob. Integrated Bosch dishwasher. Tumbled limestone tiled floor. Vaulted ceiling. Recessed lighting. Double glazed French doors. Overhead fan light to rear garden.
- **Utility Room** Plumbed for washing machine and dryer vent. Armitage Shanks sink unit. Tiled floor. Stained glass window by Graficur.
- **Wet Room** Shower. W.C. Wash hand basin. Heated towel rail. Recessed lights.
- **First Floor Return** Landing. Hot press with dual immersion.
- **Bathroom** Free standing bath. W.C. Wash hand basin. Tiled floor. Wainscotting heated towel rail.
- **Bedroom 1**
- **Ensuite** Fully tiled shower cubicle with Mira Elite shower. W.C. Wash hand basin. Tiled floor.
- **First Floor** Landing - under stairs storage area.
- **Bedroom 2** Coving. Picture rail. Cast iron fireplace. TV point. Canted bay window.
- **Bedroom 3** Fitted wardrobe.
- **Bedroom 4** Cast iron fireplace. Wall to wall fitted wardrobes with glass fronted sliding doors.
- **Attic Room** Vaulted ceiling. Red brick and stone feature walls. Large velux window offering great views of Limerick city. Fitted shelving. Recessed lighting. Eves storage area.
- **Outside** Front garden - access to the property is via double wrought iron steel gates with cobble lock entrance to a pea graveled driveway. The mature front garden has a walled and hedge surround. Cobble lock patio area. Borders and segmented sections with low hedging surround, planted with a variety of flowers and shrubs. Large side entrance with vehicular access via double wrought iron steel gates leading to the rear. Stunning fully enclosed private rear garden. Extensive patio area with low walled beds to the side. Mature gardens with a variety of plants, shrubs, raised herb garden and mature trees and fruit trees. To the end of the garden there is a further patio area and a brick walled off section where there is a glass house and a compost and prepping area. The rear garden is approx. 55m in length from the side gates. Garden shed of block construction with pitched and tiled roof.



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

Guide Price €900,000.

DIRECTIONS

Google Map: V94A6NT

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.