

PROPERTY SALES

CAPPANTYMORE, MEELICK, CO.CLARE,



SPECIAL FEATURES

- ✓ A private 0.91 acres site in a peaceful rural setting
- ✓ Bright & spacious interior of 219 sq mtrs (2,357 sf. ft.)
- ✓ Energy-efficient B2 rating featuring Oil Fired Heating
- ✓ Beautiful mature site with lawns, trees & shrubbery
- ✓ Two large reception room & 4/5 bedroom
- ✓ Solar Panels & EV Charger with solar water heating
- ✓ Security System with alarm & CCTV cameras
- ✓ Just 20 mins from city centre

BER B2

ASKING PRICE
OFFERS IN EXCESS
€550,000

PRIME LOCATION

Cappantymore East enjoys a peaceful rural setting over looking Limerick City. Set on a private, mature and beautifully landscaped site extending to approximately 0.37 hectares (0.91 acres), the property is surrounded by established gardens and shrubbery, offering excellent privacy and tranquillity.

Located approximately 8 km north of Limerick City, the property combines the serenity of country living with convenient access to local shops, schools, sporting facilities and public transport services. The N18/M18 road network, Shannon Town and Shannon Airport are also easily accessible, making this an ideal location for those seeking rural living within commuting distance of the principal employment centres and amenities of the wider Mid-West region.

DESCRIPTION

Constructed in 1990, extending to approximately 219 sq. m. (2,357 sq. ft.) this well-finished and carefully maintained concrete-built, two-storey residence boasts an energy efficient B2 rating.

The bright and spacious ground-floor accommodation comprises an entrance hall, guest W.C., living room, kitchen, dining room, utility room, two bedrooms and an adjoining office, which could also serve as an additional bedroom. The first floor accommodates an impressive principal bedroom suite featuring a generously sized en-suite bathroom with a Jacuzzi bath and separate shower, together with the fourth bedroom overlooking the main garden.

Externally, the mature site boasts a large driveway, beautifully manicured lawns to the front and rear, established trees and shrubbery, a large patio and barbecue area, a polytunnel measuring approximately 6 m x 4 m, and a substantial steel garden shed extending to approximately 21 sq. m.

FEATURES

- Spacious two-storey residence extending to approximately 219 sq. m. (2,357 sq. ft.)
- Energy efficient B2 rating with solar panels & EV charger.
- Private, mature, landscaped site of approximately 0.37 hectares (0.91 acres).
- Flexible accommodation with four bedrooms and an adjoining office/potential fifth bedroom.
- Impressive principal suite with large en-suite, Jacuzzi bath and separate shower.
- Manicured gardens, large patio/barbecue area, polytunnel and 21 sq. m. steel garden shed.

These particulars are issued by PMI on the understanding that any negotiations relating to the properties mentioned are conducted through PMI. Every care was taken in preparing these particulars however PMI do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through PMI before viewing and are respectfully requested to report their opinion after inspecting. Should the above not be suitable, please inform us of your requirements. Any reasonable offer will be submitted to the vendor for their consideration.



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ACCOMMODATION & APPROXIMATE FLOOR AREA

Mtrs.

Ground Floor



Entrance Hall (5.1 x 1.8) (4.7 x 2.6)

Tiled floor, coving, centre rose.

Living/Dining Room (9.1 x 4.2)

Cherry wood floor, raised ceiling, 3x windows, glazed at 3 sides to include French doors at the rear.

Living Room (5.1 x 4.2)

Cherry wood floor, cast iron fireplace, marble surrounded coving, double doors to kitchen and living/dining room.

Kitchen (4.9 x 4.2)

Tiled floor, maple style units, double oven hob extractor, dishwasher, fridge freezer, breakfast island open to dining/living room.

Utility Room (1.8 x 1.5)

Tiled floor, plumbed washing machine, vented dryer.

Shower Room (2.8 x 1.8)

Fully tiled with WC, WHB, double shower

Bedroom 1 (3.9 x 2.8)

Carpet, wardrobe, double

Bedroom 2 (3.9 x 2.9)

Carpet, wardrobe, double

Office/Bedroom (4.3 x 3.4)

Entrance hall, laminate floor

W..C

With WC& WHB

First Floor

Master bedroom (5.3 x 4.2)

Carpet, wardrobe,

Ensuite bathroom (3.5 x 1.8)

Fully tiled wc with shower, jacuzzi bath.

Bedroom 4 (4.6 x 4.2)

Carpet, coving, full height window

Hot-press/Walk-in wardrobe

Total Floor Area: 219 sq mtrs (2,357 sq ft.)

Steel Shed: 21 sq mtrs. (226 sq mtrs)/ polytunnel

BER DETAILS

BER Details: B2 BER Number: 116171158

Energy Performance Indicator: 107.93 kWh/m²/yr



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