PROPERTY
PARTNERS

DE COURCY O'DWYER





FOR SALE BY PRIVATE TREATY

FINVOY,
DUBLIN ROAD,
CASTLETROY,
LIMERICK V94YN9K

PRICE: €700,000.

BER F

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DESCRIPTION

Property Partners de Courcy O'Dwyer are delighted to introduce for sale this rare 1930's modernist gem offering an exciting renovation project with substantial development potential subject to planning permission.

Occupying a generous plot of c. half acre this distinctive white rendered exterior with flat roofed and stepped parapet residence represents a seldom available opportunity to aquire an iconic piece of interwar architecture. In need of refurbishment throughout the property retains its striking geometric silhouette, original proportions and strong horizontal lines with ample scope to sympathetically modernise, extend or reconfigure (subject to planning permission.)

This blank canvas invites discerning buyers, architects or developers to create an extraordinary contemporary home tailored to their exact vision.

Accommodation comprises of entrance hall, living room, sitting room, kitchen / dining room, utility, office and store on the ground floor, upstairs there are four bedrooms and bathroom.

Outside the property's gardens extend to c. half acre allowing for extensive development subject to planning permission.

The property is ideally located in the heart of Castletroy adjacent to the Castletroy Park Hotel and within a short distance of the University of Limerick.

A viewing of this property is highly recommended.







SPECIAL FEATURES

Detached

Oil fired central heating

Double glazed windows

C. Half acre site

Close proximity to University of Limerick

Excellent development potential for a variety of uses such as student accommodation or surgery practice (STPP)

Excellent potential for family home

ACCOMMODATION

- **Entrance Hall**
- **Living Room** — Centre piece and coving. Feature fireplace with solid fuel stove. Large bay window. Solid tongue and groove timber flooring.
- **Sitting Room** — Tiled fireplace. Large bay window. Solid timber tongue and groove flooring. TV point.
- **Kitchen / Dining Room** — Array of kitchen units. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher.
- **Utility Room** — Plumbed for washing machine. Fitted units. Door to side and rear gardens.
- **Office**
- **Store**
- **Upstairs Return**
- **Bathroom** — Bath with Triton T90 SR electric shower. W. C. Wash hand basin in vanity unit.
- **First Floor**
- **Bedroom 1** — Range of fitted wardrobes. Solid tongue and groove timber flooring.
- **Bedroom 2**
- **Bedroom 3**
- **Bedroom 4**
- **Outside** — Fully enclosed front, side and rear gardens extending to approx. half an acre. Garage.



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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€700,000

DIRECTIONS

Google Map: V94YN9K

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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