

BER E1



FOR SALE BY PRIVATE TREATY

**MOYNALTY HOUSE,
NO. 18 DROMORE RISE,
RAHEEN,
LIMERICK V94E43W**

GUIDE PRICE: €460,000

BER E1



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to announce the sale of this substantial family home in one of Raheen's finest and mature estates which is located within close proximity to University Hospital Limerick, Raheen Industrial Estate, the Crescent Shopping Centre, many excellent schools and sports clubs and just a short distance from Limerick city centre and all its amenities.

The spacious accommodation of this property comprises of entrance hallway with guest w.c., living room, sitting room, kitchen / dining room, utility room and garage on the ground floor. Upstairs has four double bedrooms and bathroom.

A prominent feature of this property is the extensive grounds which offers the discerning purchaser excellent opportunities to extend the existing property or to use the site for alternative purposes such as a large garage, workshop or indeed a separate house / modular home subject to any necessary planning permissions.

A viewing of this property is highly recommended.





SPECIAL FEATURES

- Detached
- Oil fired central heating
- Double glazed windows to the rear
- Four double bedrooms
- Large site offers scope for extending subject to planning permission
- South west facing rear garden
- Adjacent to UHL, Raheen Business Park, Crescent S.C. and the city centre

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door. Alarm point. Telephone point. Under stairs storage area. Cloaks closet.
- **Guest W.C.** W. C. Wash hand basin. Part tiled walls.
- **Living Room** Feature marble fireplace. TV point.
- **Sitting Room** Tiled fireplace with ornate mahogany surround. TV point.
- **Kitchen / Dining Room** Fitted kitchen with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher. Tiled floor. Double glazed sliding patio door to rear garden. TV point.
- **Utility Room** Plumbed for washing machine. Door to rear garden. Door to garage.
- **Garage** Aluminium up and over door
- **Upstairs**
- **Bathroom** Bath with Triton T90 I electric shower. W. C. W. H. B. Bidet. Part tiled walls.
- **Bedroom 1** Range of fitted wardrobes with overhead presses and wash hand basin.
- **Bedroom 2** Range of fitted wardrobes with overhead presses and wash hand basin.
- **Bedroom 3** Fitted wardrobes with overhead presses.
- **Bedroom 4** Fitted wardrobes with overhead presses and wash hand basin.
- **Outside** Front garden with off street parking, south west facing fully walled rear garden with ample space to extend or build a separate unit subject to planning.



PRICE

€460.000.

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Google Map: V94E43W

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.