



FOR SALE BY PRIVATE TREATY

**NO. 24 CLONILE,
OLD CRATLOE ROAD,
CAHERDAVIN,
LIMERICK V94E5WA**

PRICE: €450,000

BER A3



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to offer for sale No. 24 Clonile on the Old Cratloe Road, Caherdavin, Limerick, this five bedrooomed semi detached residence which is presented in show house condition and located in this highly sought after suburb of Caherdavin.

This property was completely refurbished in 2024 with massive emphasis on the plumbing, electrics, insulation along with new bathrooms, floorings etc. The house boasts an A3 BER rating therefore qualifying for a green mortgage from all the leading lenders. The property is located close to a host of amenities to include schools, shops and colleges, shopping centres and located within easy access to the N18, M20 and M7 road networks allowing quick access to Limerick city, Shannon airport and all other major cities.

Accommodation comprises of entrance hall, living room, kitchen/dining room, utility room, sun lounge, guest w.c., five bedrooms main ensuite and bathroom.

The property is serviced with gas fired central heating (new boiler c. 2025) underfloor heating, solar panels and a west facing rear garden.

A viewing of this property is highly recommended.



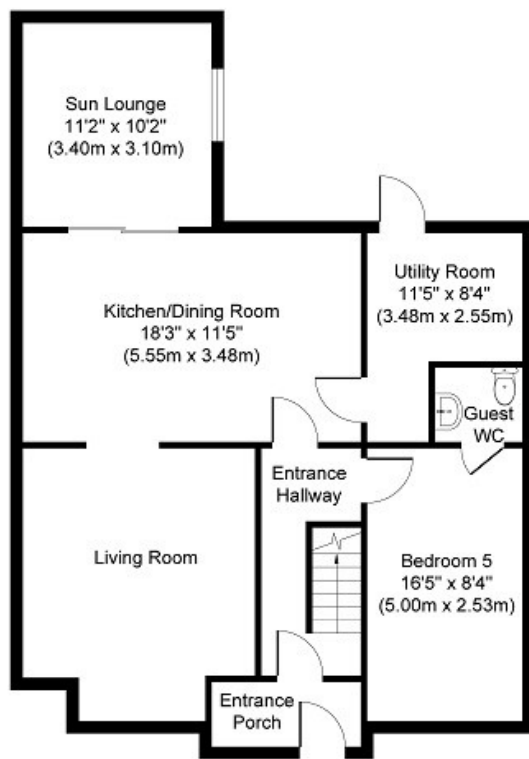


SPECIAL FEATURES

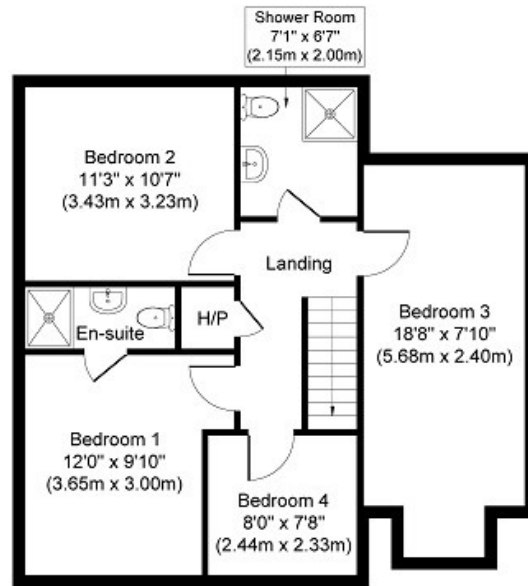
- Semi detached
- Gas fired central heating
- Triple glazed windows
- Five bedrooms
- New kitchen / bathrooms
- 19 Solar panels
- Built in 1999 – complete renovation in 2024
- Located in a quiet cul de sac
- Within walking distance of TUS, Jetland Shopping Centre, primary and secondary schools and a host of amenities

ACCOMMODATION

- | | |
|----------------------------------|---|
| • Entrance Hall | Navy composite entrance door. Tiled floor. |
| • Living Room | Laminate flooring. TV point. Wall paneling. |
| • Family Room / Bedroom 5 | |
| • Sun Room | Composite floor. |
| • Kitchen / Dining Room | Modern fitted kitchen with array of eye and floor level units. Double doors to sun lounge. Breakfast counter. Porcelain tiled floor. |
| • Utility Room | Plumbed for washing machine. Porcelain tiled floor. Door to rear garden. |
| • Guest W. C. | W. C. Wash hand basin in vanity unit. Porcelain tiled floor. |
| • Upstairs | Landing. Hot press with dual immersion. |
| • Bedroom 1 | Laminate flooring. |
| • Ensuite | W.C. Wash hand basin. Shower with electric shower. Part tiled walls. Tiled floor. |
| • Bedroom 2 | Laminate flooring. |
| • Bedroom 3 | Laminate flooring. |
| • Bedroom 4 | Laminate flooring. |
| • Shower Room | Shower cubicle with electric shower and glass shower door. W.C. W.H.B. in vanity unit. Fully tiled walls and floor. |
| • Outside | Outside the property has a front garden with tarmac driveway with side access to a fully enclosed west facing rear garden with steel garden shed. |



Ground Floor
Approximate Floor Area
838 sq. ft
(77.85 sq. m)



First Floor
Approximate Floor Area
657 sq. ft
(61.05 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.

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PRICE

€450,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Google Map: V94E5WA

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.