

**For Sale**  
By Private Treaty

Guide Price  
**€150,000**

**REA**  
**JOHN LEE**



## **COOLREADY**

Castleconnell, Co. Limerick.

V94 P58X

3-Bed Detached Bungalow



**reajohnlee.ie**

PSRA: 002764



## | Location

This property is situated a short distance from both Castleconnell and O'Briensbridge and is within easy reach of the University of Limerick and only 10km outside Limerick City with easy access to the M7 road network. National Technological Park is just minutes by car, while the area is served by a number of primary and secondary schools.

## | Description

REA John Lee bring to the market, this 3-bedroom detached bungalow offers a fantastic opportunity for those seeking a renovation project in a peaceful yet convenient location.

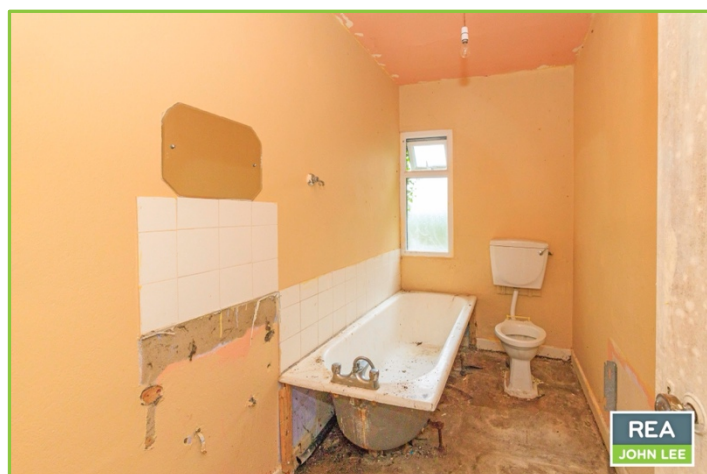
Set on a generous **c. 0.5 acre site**, the property enjoys a quiet rural setting just a short distance from **Castleconnell** and **O'Briensbridge**, with **Limerick City** and the **University of Limerick** easily accessible.

- ◆ Detached 3-bedroom bungalow
- ◆ Requires full upgrading and renovation
- ◆ Spacious, mature site of approx. 0.5 acres
- ◆ Excellent potential for improvement and extension (subject to planning)
- ◆ Ideal location for those seeking country living with city access

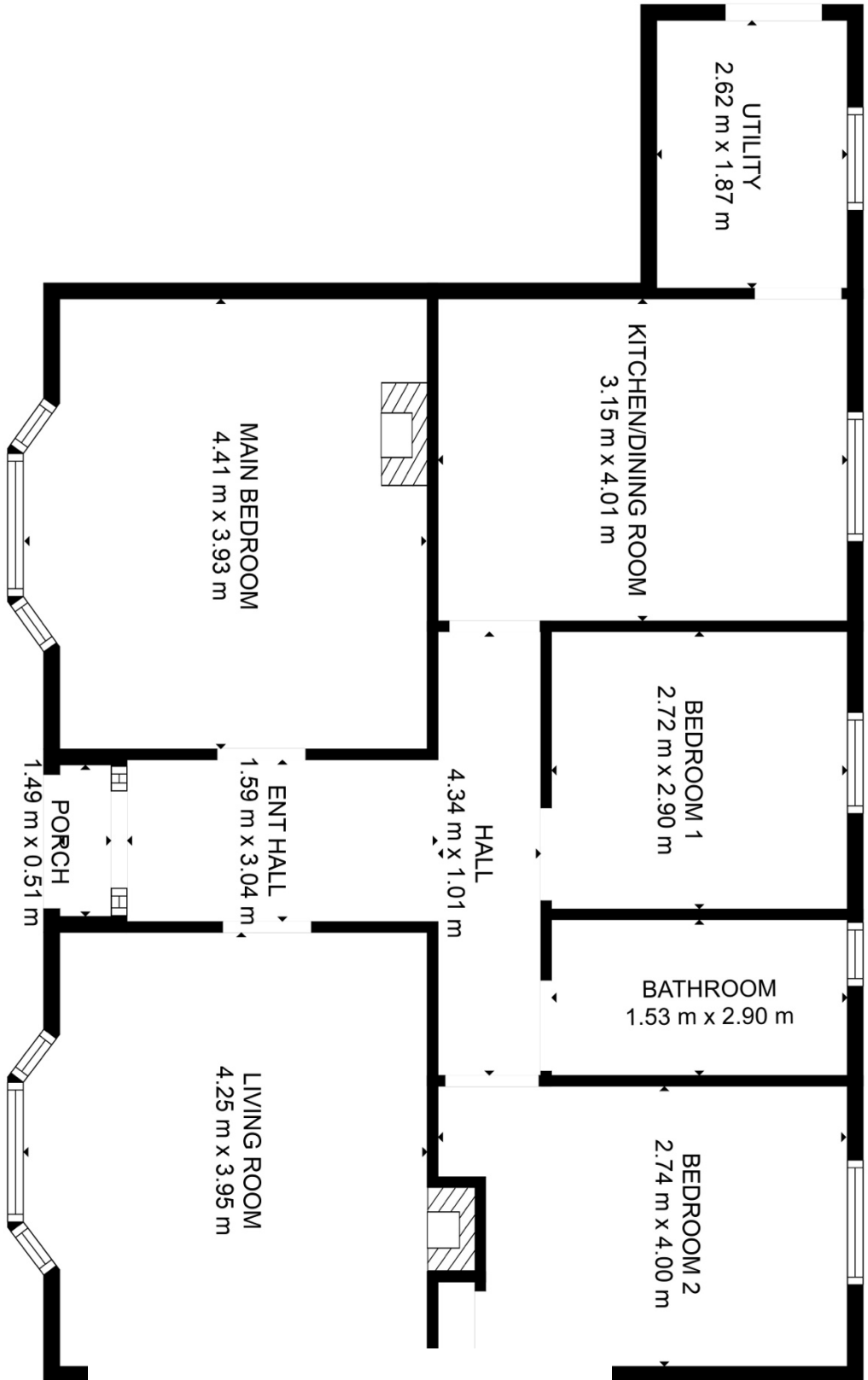
This property presents a rare opportunity to create a bespoke home in a desirable location. Early viewing is highly recommended.

Services include; Mains ESB, Mains Water, Oil Fired Central Heating (*no boiler*), Septic tank.  
Built c. 1963. Floor Area c. 938 sq.ft.

**Call 061 378 121**



| Accommodation



**TOTAL: 86 m<sup>2</sup>**  
FLOOR 1: 86 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 1 m<sup>2</sup>, WALLS: 6 m<sup>2</sup>  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## | Outside

There is a garden area to the front and rear with a tarmac driveway to the side leading to the rear. While it requires landscaping, it provides a blank canvas.

## | BER

G  
553.86 kWh/m2/yr  
BER No. 118463868

## | Viewing

By prior appointment.

## | Directions

From Castleconnell take the O'Briensbridge Road, R525. Take right turn heading towards Bob Sweeneys and the property is a short distance on the right with sign thereon. V94 P58X

## | Price

€150,000



## | Selling agents

**REA John Lee**  
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## | Sales agent

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