



Ixtlan, Raheen, Ballyneety, Co. Limerick



Guide Price

€395,000



Announcing to the market a most attractive 4 bedroom bungalow standing on a beautifully appointed site extending to Circa 0.47 st acres. This highly desirable home enjoys bright, spacious and well proportioned living and bedroom accommodation and also has the benefit of a detached garage which extends to Circa 400 sq. ft. There is a bright and inviting hallway, sitting room, Kitchen cum dining, conservatory, 4 good sized bedrooms and bathroom. Oil fired central heating system. Double glazed UPVC windows.



The location is superb just 15 minutes drive from Limerick City yet enjoying all the benefits of tranquil country living. South Liberties Sports Ground is just a 5 minute walk while Ballyneety and Limerick Golf Clubs are also within very easy reach. The site is accessed via an attractive entrance with wrought iron gates and there is good circulation and set down area with tarmac and kerbing. The front and rear gardens are well laid out with afternoon and evening sun drenching the rear garden. Septic tank and mains water. No chain and ready for occupation. Inspection of this sensibly priced home is highly recommended.

Rooms:

Hallway

Bright and inviting with 2 no closets

3.04m (10'0") x 2.02m (6'8")

Sitting room

With wooden flooring and solid fuel stove in the fireplace

4m (13'1") x 3.08m (10'1")



Kitchen/dining

Generous floor and eye level presses, gas hob and wooden flooring

6.01m (19'9") x 3.02m (9'11")



Conservatory

Off the Kitchen/dining and overlooking the rear garden with patio doors

3.07m (10'1") x 3.06m (10'0")



Bedroom 1

Double with wooden flooring

3.02m (9'11") x 2.04m (6'8")

Bedroom 2

Double with wooden flooring and built in wardrobes

4m (13'1") x 3m (9'10")



Bedroom 3

Single with wooden flooring and built in wardrobes
4m (13'1") x 2.04m (6'8")

Bedroom 4

Double with wooden flooring
3.01m (9'11") x 3m (9'10")

Bathroom

Fully fitted with Triton electric shower
3.02m (9'11") x 2.08m (6'10")

Double garage

6.08m (19'11") x 5.04m (16'6")

Features:

- Very attractive roadside site
- Compact and well laid out home with large detached garage
- Short distance to both Ballyneety and Limerick City
- Oil fired central heating system
- Double glazed UPVC windows throughout
- Attractive price point
- Lough Gur visitor centre nearby
- Excellent local Primary School
- Good general condition





Property Directions:

Enter Eircode V94 RW1X. GVM sign erected.

Agent Information:

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Disclaimer

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PSRA Number: 002030