



37 Fairyfield, Parteen, Co Clare



**Guide Price**  
**€490,000**



GVM present to the market a magnificent six bedroom detached residence nestled in a cul de sac on a beautifully appointed and extensive site with feature front and south facing rear garden and a mature green area to the front. This home enjoys huge privacy yet is located in a limited and much sought after development of all quality detached homes.



There is excellent village amenities including a Creche, a renowned Primary School, a pleasant "local" to enjoy a nice beverage, a Church and very pleasant local walkways. Limerick City is just a few minutes drive with easy access also to the M7 and M20 Motorways.

No. 37 has been carefully extended and refurbished over the years to a very high standard boasting bright, spacious and well proportioned living and bedroom accommodation making this an ideal opportunity for those in search of a forever home. Inspection of this wonderful property is very highly recommended.

#### **Rooms:**

##### **Entrance hallway**

Solid timber flooring. Coving surrounding.

##### **Downstairs W.C W.C & w.h.b. Fully tiled.**

1.08m (3'7") x 1.07m (3'6")

**Sitting/Dining room** Solid timber floors. Coving surrounding. French doors to back garden. Gas fireplace. T.V point. 8.02m (26'4") x 3.09m (10'2")

##### **Kitchen** Fully fitted kitchen. Built in oven and hob.

5.04m (16'6") x 3.08m (10'1")

##### **Pantry** Tiled Floor.

1.09m (3'7") x 1.07m (3'6")

**Family room** Playroom. TV point. Coving surrounding. Gas fireplace. 5.06m (16'7") x 2.08m (6'10")

##### **Utility room** Fully plumbed.

2.09m (6'10") x 2.07m (6'9")

**Bedroom 1** Double bedroom. Carpet flooring. Built in wardrobes. 2.09m (6'10") x 2.07m (6'9")

##### **Bedroom 2** Carpet flooring.

2.08m (6'10") x 2.07m (6'9")





**Bedroom 3** Double room. Carpet flooring. Ensuite  
4.02m (13'2") x 2.09m (6'10")

**Bedroom 4** Double room. Carpet flooring. Built in wardrobes. 2.09m (6'10") x 2.07m (6'9")

**Bedroom 5** Main bedroom. Sliding wardrobes. En suite. Recess lights. 4.02m (13'2") x 4.01m (13'2")

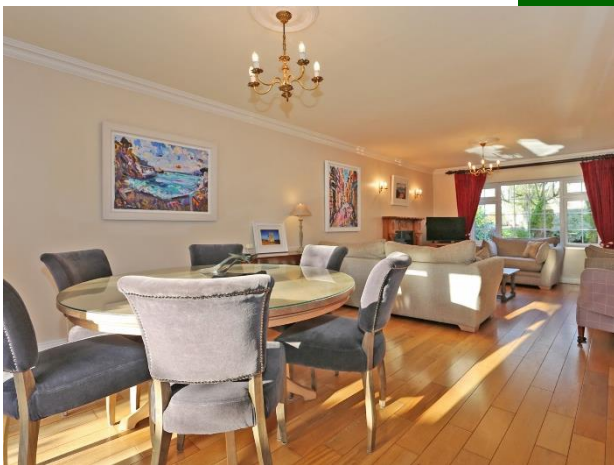


**En suite** Jacuzzi Bath.

3.06m (10'0") x 1.09m (3'7")

### Features:

- Oil fired central heating
- Double glazed PVC windows
- South facing back garden
- Ample car parking
- Walking distance to Parteen National School





### Property Directions:

Enter eircode V94R2N1 to your mobile device to bring you straight to the door of this property

### Agent Information:

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#### Disclaimer

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