



Shower Corner, Ballymakeogh, Newport, Co. Tipperary



Guide Price €525,000



GVM are delighted to introduce to the market a stunningly attractive 4 bedroom dormer bungalow standing on a magnificent Circa 0.5 st acre site. Constructed in in 2011 to a very high standard, this impressive home boasts a superb standard of finish throughout, with bright, spacious, and well-proportioned living areas—many offering delightful views over the mature and landscaped gardens. This property is approached via automated wrought iron gates leading to a sweeping wrap-around tarmac driveway with generous set down and circulation space.





Aesthetically this home is hugely attractive and comprises on a bright and inviting hallway, lounge, feature kitchen/dining with south west facing conservatory off, plumbed utility, 2 downstairs bedrooms and bathroom with a further 2 bedrooms on the first floor (master en suite) and main bathroom. There is also a large landing with study area. Double glazed UPVC windows. Oil fired central heating system.

Every room and corner has been thoughtfully designed to create a soft, inviting atmosphere that immediately makes you feel at home. The interiors boast a harmonious palette of bright, uplifting colours carefully chosen to enhance natural light and promote a sense of warmth and welcome throughout. Tasteful and contemporary décor flows seamlessly from room to room, blending modern elegance with comfortable living. Each space has been beautifully appointed with quality finishes and subtle design touches that highlight the properties contemporary character, making it perfect for families or professionals who appreciate a stylish yet practical living environment. The generous use of light tones and natural hues amplifies the feeling of spaciousness and tranquillity, providing a peaceful retreat from the everyday.

Whether entertaining guests or enjoying quiet family moments, this properties bright and airy rooms create an ambiance that is both vibrant and serene — an ideal setting for those in search of a modern home that balances beauty, comfort, and functionality.

Rooms:

Entrance hallway Porcelain tiles.

6.8m (22'4") x 4.7m (15'5")

Kitchen/dining Tiled flooring. Fully fitted shaker style kitchen. Generous eye & floor level presses. Central island. 8m (26'3") x 4.1m (13'5")

Utility Fully fitted.

4m (13'1") x 2.1m (6'11")

Conservatory South West facing conservatory. Tiled flooring. Double French doors to garden. French doors to kitchen. Vaulted ceiling. Recessed lighting.

3.7m (12'2") x 3.5m (11'6")



Sitting room Feature/Arch fireplace. Solid fuel stove. Solid wood flooring. 4.7m (15'5") x 4.1m (13'5")

Bedroom 1 Downstairs double bedroom. 4.1m (13'5") x 3.4m (11'2")

Bedroom 2 Downstairs double bedroom. 3.5m (11'6") x 3.5m (11'6")

Downstairs shower room Fully fitted bathroom. W.C. whb. Pump shower. 2.6m (8'6") x 2.2m (7'3")



Feature staircase to landing & first floor.
Alcove for study.

Bedroom 3 Master bedroom. Solid wood floor. Walk in wardrobe. Fully fitted & tiled en suite. Pump shower.

Main bathroom Fully fitted & beautifully tiled bathroom. Jacuzzi bath. Pump shower. 2.9m (9'6") x 2.4m (7'10")



Hot Press Walk in hot press.

Bedroom 4 Solid wood flooring. 5.4m (17'9") x 3.5m (11'6")

Features:

- Excellent B1 energy rating
- Very attractive and modern design and facade
- Triple glazed UPVC windows
- Thermal solar panels
- Automated wrought iron entrance gates
- Superb decorative condition
- Lisnagry Primary School just 5 minutes drive
- Great Secondary School in nearby Newport
- 10 minutes drive to University of Limerick and Plassey Technological Park
- Easy access to Motorway and national road network





Property Directions:

Enter Eircode V94 Y8C3 in your mobile device. GVM sign thereon.

Agent Information:

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