



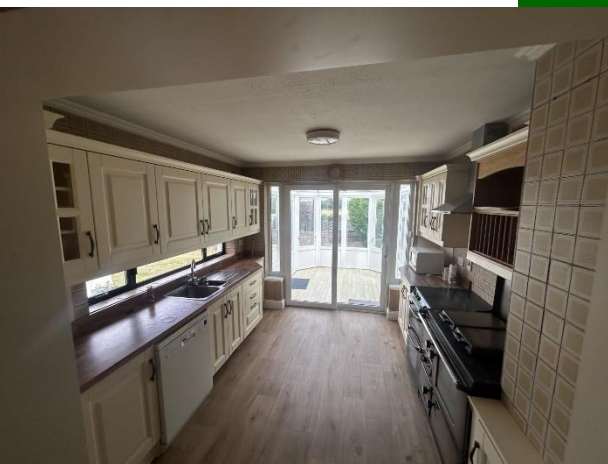
St Olivers, Killonan, Ballysimon, Co. Limerick



Guide Price €450,000

Nestled in the charming and sought-after area of Killonan, Ballysimon, County Limerick, this delightful detached residence offers an exceptional opportunity for those seeking a comfortable family home in a peaceful yet well-connected location. St Olivers combines spacious living with a tranquil setting, making it an ideal choice for families or professionals looking to settle in one of Limerick's most desirable areas. Upon arrival, you are greeted by a well-maintained front garden and a private driveway providing ample off-street parking. The exterior of the home boasts a traditional yet timeless design, complemented by large windows that flood the interior with natural light. The front door opens into a welcoming hallway that sets the tone for the rest of the property.





Inside, the accommodation is thoughtfully laid out across a single level, offering four generously sized bedrooms, a single bathroom, and two bright reception rooms. The reception room serves as the heart of the home, providing a versatile space for both relaxing and entertaining. Its large windows offer lovely views of the rear garden, creating a seamless connection between indoor and outdoor living. The neutral décor and quality flooring throughout ensure a fresh and inviting atmosphere, ready for the new owners to personalise.

The kitchen is well designed with ample storage. Adjacent to the kitchen, there is space for a dining table, making it a practical area for everyday dining. The bathroom is well-appointed with modern fittings, including a bath with overhead shower, a wash basin, and a WC, catering comfortably to the needs of the household. Each of the four bedrooms is well-proportioned, The rooms benefit from good natural light and are ideal for a variety of uses, whether as bedrooms or a home office, The rear garden is a particular highlight of this property. It is fully enclosed, providing a safe and private outdoor space for children to play or for hosting summer barbecues. The garden is mainly laid to lawn with mature shrubs and flower beds adding colour and interest throughout the seasons.

Killonan, Ballysimon is a vibrant and welcoming community located just a short drive from Limerick city centre, making it an excellent location for commuters. The area benefits from a range of local amenities including shops, schools, and recreational facilities, ensuring that daily needs are easily met. Public transport links are also readily available, providing convenient access to the wider region. Set on a beautifully maintained c. 0.74 acre site, the residence enjoys mature landscaped gardens, extensive parking, and stunning views of the surrounding countryside. The University of Limerick and Plassey Technological Park are just 10 minutes by car as is the Motorway providing excellent connectivity to our national road network. Conveniently located just 5 km from Limerick City Centre this outstanding home offers easy access to a host of amenities including schools, shops, sporting facilities, while retaining all the benefits of a peaceful rural setting.

Rooms:

Entrance Hall - Carpeted flooring, Alarm



Sitting Room Solid timber flooring, coving, feature fireplace with open fire. 4.67m (15'4") x 4.37m (14'4")

Kitchen/Dining Room Fully fitted units, Stanley fuel stove, laminated flooring, coving
6.32m (20'9") x 7.37m (24'2")

Conservatory 2.95m (9'8") x 2.57m (8'5")

Dining Room Carpeted flooring, coving, tv point.
4.06m (13'4") x 3.84m (12'7")



Garage wc, whb 8.97m (29'5") x 4.14m (13'7")

Bedroom 1 Double bedroom, fitted wardrobes, carpeted flooring 3.25m (10'8") x 3.25m (10'8")

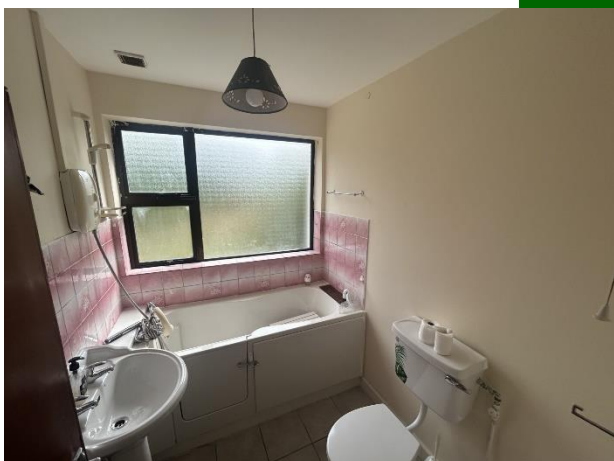
Bedroom 2 Double bedroom, fitted wardrobes, carpeted flooring, whb. 3.68m (12'1") x 3.56m (11'8")



Bedroom 3 Double Bedroom, carpeted flooring
3.15m (10'4") x 3.56m (11'8")

Bedroom 4 Double Bedroom, carpeted flooring
3.45m (11'4") x 2.26m (7'5")

Main Bathroom Partically tiled, wc, whb, shower.
2.49m (8'2") x 1.75m



Features

- Four bedroom detached property
- Oil fired central heating
- Double glazed windows throughout
- Patio area to the rear
- Situated on a stunning 0.74 acre site.
- Large driveway with ample parking
- Bright, well-appointed accommodation throughout
- Fibre broadband



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