



Portauns, Kilmallock, Co. Limerick  
V35 AT04.



Guide Price €250,000



Charming Bungalow on C. 4.5 St. Acres

## Charming Bungalow on C. 4.5 St. Acres

### A Peaceful Rural Retreat Near Kilmallock & Charleville

Nestled within a tranquil rural setting, this charming bungalow-style residence rests on approximately 4.5 statute acres, offering an exceptional blend of comfort, space, and countryside charm within 2 KM of the popular town of Kilmallock.

While the property has been unoccupied for several years and would benefit from modernisation, it presents a wonderful opportunity for renovation and may qualify for the Vacant Property Refurbishment Grant (subject to eligibility).

Accommodation Comprises: Entrance porch, Cosy sitting room, L-shaped kitchen, Two bedrooms, Main bathroom

The residence provides a solid foundation for transformation into a warm and inviting country home tailored to your own style and needs.

Traditional farm buildings include: Cubicle shed and Ancillary out-offices

The generous acreage and existing farm infrastructure make this an ideal opportunity for:

- Equestrian pursuits
- Hobby farming
- Small-scale agricultural use
- Those seeking privacy and space with room to expand

Conveniently located within easy reach of Kilmallock and Charleville, the property combines peaceful rural living with accessibility to nearby towns and amenities.

Contact Richard Ryan on 087 8067772.





## Rooms:

### Hallway

10'3" (3.12m) x 3'10" (1.17m)

### Kitchen

With fitted units

11'8" (3.56m) x 19'7" (5.97m)

### Sitting room

with solid fuel stove

12'11" (3.94m) x 17'9" (5.41m)

### Porch

### Bathroom

With wash hand basin, bath, shower cubicle and toilet.

7'11" (2.41m) x 5'3" (1.6m)

### Bedroom No. 1

With built in wardrobe.

9'6" (2.9m) x 12'3" (3.73m)

### Bedroom No. 2

With built in wardrobes.

13'4" (4.06m) x 10'3" (3.12m)



Aerial imagery is provided for illustrative purposes only and is not to scale

## Features:

- Oil fired central heating
- DG UPVC windows.
- Mains Water Supply.
- Septic Tank Sewerage.
- C. 4.5 St. Acre Site.
- Cow Shed with Cubicles.
- Ancillary Out offices.
- Within 10 Minutes drive of Charleville Train Station.
- BER F.



### Property Directions:

From Kilmallock take the Charleville Road. Take a left turn for Portauns after Roche`s Garage, proceed for 1 KM, the property is situated on the left hand side, co-ordinates: 52.372970, -8.582961 or alternately use Eircode V35 AT04.

### Agent Information:

**Richard Ryan**

**087 806 7772**

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Disclaimer

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PSRA Number: 002030