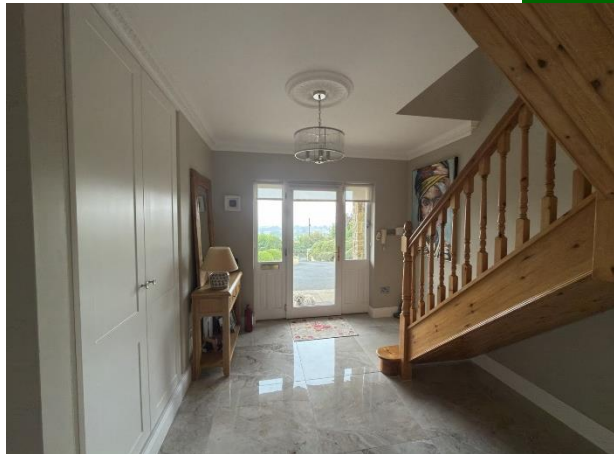




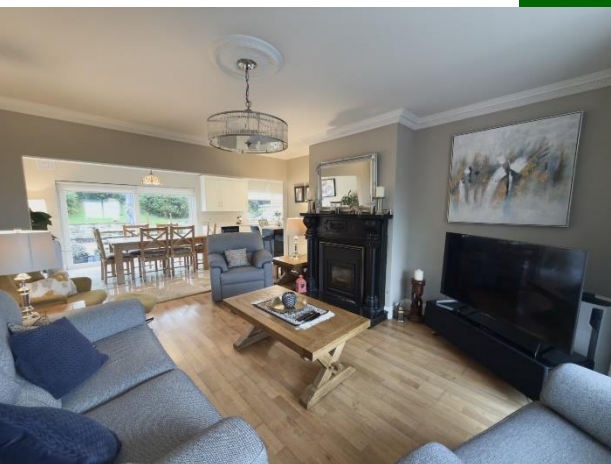
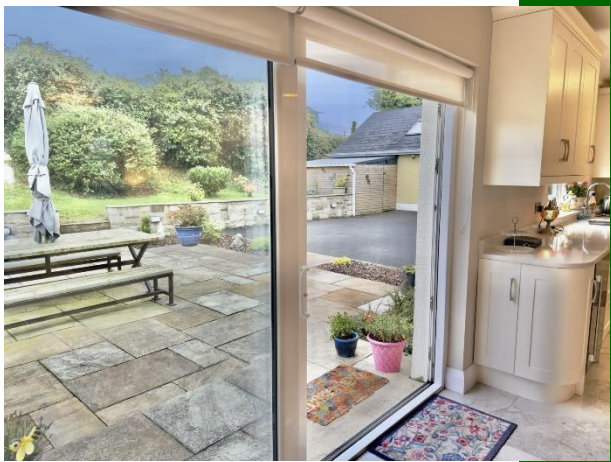
Cloghaderreen, Old Pallas, Pallasgreen,
Co. Limerick



Guide Price €480,000



A superb five bedroom family home in an idyllic countryside setting. An excellent opportunity to acquire a spacious and beautifully appointed five bedroom dormer style residence, superbly positioned in the peaceful rural setting of Cloughadreen, Old Pallas, Pallasgreen, Co. Limerick. Enjoying a wonderful elevated countryside setting, this attractive home offers an enviable combination of space, privacy and tranquillity, while remaining conveniently located within easy reach of an excellent range of local amenities, schools and services. The property is ideally suited to purchasers seeking the benefits of country living without compromising on everyday convenience.



From the moment you arrive, there is an immediate sense of space and seclusion. The elevated position greatly enhances the overall appeal of the property, creating a lovely feeling of openness and allowing the residence to sit particularly well within its attractive rural surroundings. Internally, the accommodation is both generous and versatile, with a layout designed to meet the requirements of modern family living. The undoubted heart of the home is the fabulous open-plan family living space, a bright, spacious and welcoming area that provides the perfect setting for everyday family life. With ample room to cook, dine, relax and entertain, this impressive space creates a wonderful social hub and enjoys an excellent connection with the outdoor areas. The property provides five well-proportioned bedrooms, offering excellent flexibility for a growing family.

Rooms:

Entrance hallway Tiled flooring. Coving surround. Alarm point.

Kitchen / Dining room Fully fitted kitchen with floor and eye level presses. Built in oven and hob. Integrated dishwasher. Recess lighting. coving surround.

4.03m (13'3") x 8.06m (26'5")

Sitting room Solid fuel insert stove. Bay window. Coving surround. TV point. 5.07m (16'8") x 4.02m (13'2")

Playroom Laminated flooring. TV point.

3.05m (10'0") x 3.09m (10'2")

Bedroom 1 Double bedroom. Laminated flooring. Bay window. Built in wardrobes. Coving surround.

3.05m (10'0") x 3.07m (10'1")

Bedroom 2 Double bedroom. Laminated flooring. Sliderobes. Coving surround. 3.06m (10'0") x 3m (9'10")

Bedroom 3 Double bedroom. Built in wardrobes. Timber flooring. 3.07m (10'1") x 3.03m (9'11")



Bedroom 4 Double room. Timber flooring. Built in wardrobes. Walk in wardrobe.

2.08m (6'10") x 3.08m (10'1")

Bedroom 5 Double room. Timber flooring

Ensuite :- Bath, Separate shower. 2.2 X 3.5

4m (13'1") x 4.03m (13'3")



Utility room Tiled flooring. Ample storage.

2.05m (6'9") x 3.01m (9'11")

Shower room Fully tiled.

1.04m (3'5") x 2.09m (6'10")

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Features :-



- Built in 2001.
- Solar panels.
- Mains water. Water softener fitted. Septic tank. Car charging port to rear of property.
- Double glazed UPVC windows.
- Electric gate leading to elevated landscaped gardens front and rear. Patio area also to rear.
- Outside feature firepit.
- Fully insulated.
- Situated just 1 mile from local primary school.
- Tarmac driveway.
- Detached garage.



Property Directions:

Enter eircode V94P9TW to your mobile device to direct you straight to this property.

Agent Information:

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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