



Lower Road

Mount Collins, Abbeyfeale, Co. Limerick



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Features

- 4 bedroom detached property built in 2000 situated on c. 4.8 acres.
- Two detached block built garages to the rear. One of which could be repurposed into a separate annex subject to planning permission.
- Off street Parking for numerous cars.
- Very well maintained by the current owners.

Nestled on 4.8 acres of serene countryside, this detached property, built in 2000, offers a blend of modern comforts and rural charm. The spacious home is designed to cater to both relaxation and functionality, making it an ideal retreat for families or professionals seeking a tranquil living environment close to essential amenities.

The heart of the home is its expansive kitchen and dining area. This large, open space is perfect for family gatherings and entertaining, equipped with modern appliances and ample counter space for culinary endeavours. Adjacent to the kitchen, the inviting living room provides a cozy setting for relaxation, featuring large windows that flood the space with natural light and offer picturesque views of the surrounding landscape.

The property boasts four well-appointed bedrooms, each designed to provide comfort and privacy. The master bedroom is a true sanctuary, complete with an ensuite bathroom and an adjoining office. This office space is ideal for those who work from home, offering a quiet and private area to focus and be productive. One of the standout features of this home is the luxurious bathroom, which includes a sauna and jacuzzi. This spa-like setting provides a perfect escape for unwinding after a long day, enhancing the home's appeal with a touch of indulgence.

Outside, the property continues to impress with its practical and versatile outbuildings. There is a double garage with full power, suitable for multiple vehicles or additional storage needs. Additionally, a separate garage with toilet facilities offers the potential for conversion into a self-contained apartment, subject to planning permission. This flexibility adds significant value and possibilities for extended family living or rental income.

Located just a five-minute walk from the charming village of Mountcollins, this property enjoys the best of both worlds— seclusion and convenience. Mountcollins is situated in the extreme southwest of County Limerick, Ireland, barely 100 meters from the border with County Kerry and just a mile from County Cork. This unique positioning provides easy access to the rich cultural and natural offerings of three counties.

For those who travel frequently, Kerry Airport is only a 30-minute drive away and Cork Airport is just over an hour away making national and international travel straightforward. Neighbouring towns such as Abbeyfeale, Newcastle West and Listowel are only a short drive away. The proximity to the village means that daily essentials such as the gym, community centre, local schools, and amenities are within easy reach, while the expansive property provides a peaceful retreat from the hustle and bustle. The Limerick Greenway is also located close by and offers a 39 km off-road walking and cycling route along the old railway line that connects the four lovely market towns of Listowel, Rathkeale, Newcastlewest and Abbeyfeale. For those sea enthusiasts Ballybunion with its long stretches of sandy beaches is only a 40 minute drive away.

In summary, this detached property combines modern living with rural charm on a generous 4.8-acre plot. Its spacious interior, luxurious amenities, and versatile outbuildings make it a standout home in a prime location, perfect for those seeking comfort, convenience, and a connection to the beautiful Irish countryside.

Accommodation

Foyer: 3.38m x 3.48m A lovely bright foyer with large door and glass panels

Hallway: 10.1m x 1.32m A long hallway with plenty of windows to allow in natural light

Billard Room /Living Room: 3.72m x 4.70m Large living area adjacent to the kitchen overlooking the side of the property.

Kitchen: (4.88m x 6.52m) / Dining room (2.25m x 3.19m) Lovely large open plan kitchen/ dining room overlooking the garden. There are floor and eye level units.

Living Room: 5.83m x 6.07m A large living room with an open fire/ stove and a lovely curved window overlooking the front and side.

Utility: 2.05m x 2.45m Large utility room with good storage

Hot Press: 1.38 x 1.83

WC: 1.38 x 1.72

Master Bedroom: 4.59m x 4.01m A large double bedroom overlooking the front and a walk-in wardrobe (1.45m x 1.75m)

Ensuite: 1.72m 1.75m

Office: 3.36m x 1.63m Adjacent to the master bedroom a useful office overlooking the garden.

Bedroom 2 / Gym: 3.69m x 3.65m A large double bedroom overlooking the garden.

Bedroom 3: 3.91m x 3.65m A large double bedroom overlooking the garden.

Family Bathroom: 3.69m x 3.65m Three-piece suite to include **large jacuzzi bath and sauna.**

Bedroom 4: 3.29m x 3.65m A large double bedroom overlooking the garden.

BER Information

BER: C1. BER No: 117805119

EPI: 162.5 kWh/m²/yr.

Eircode

V94 F8D4





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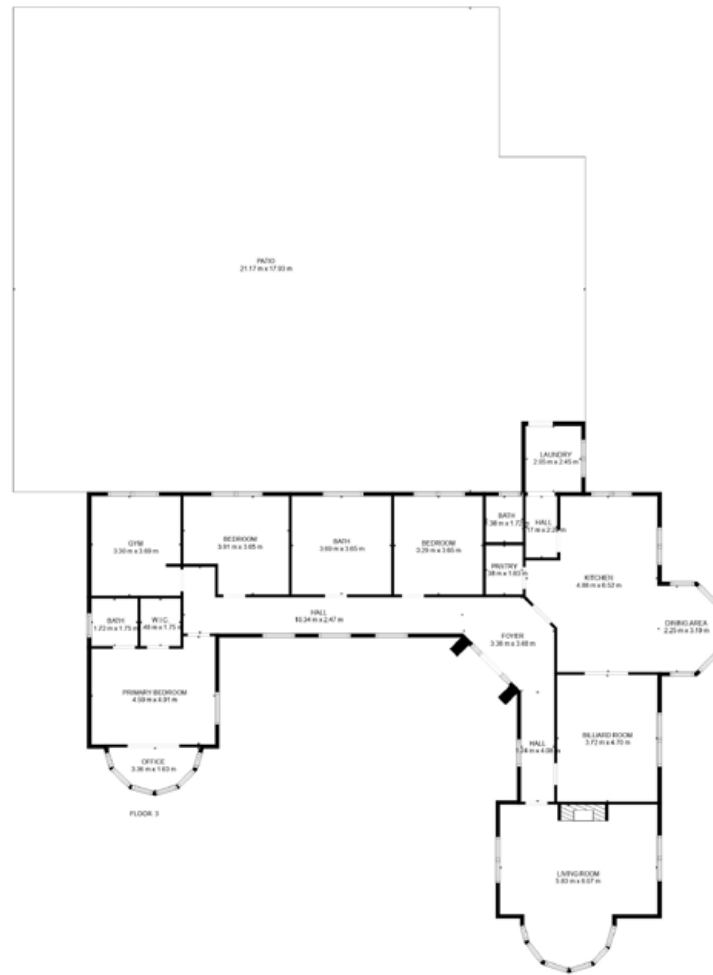
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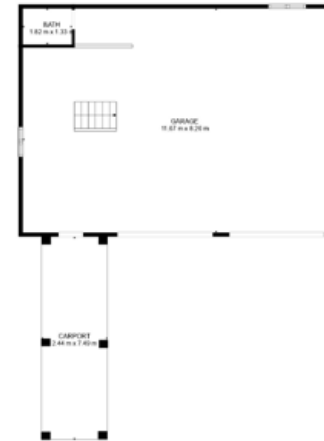
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FLOOR PLANS Not to scale - for identification purpose only.

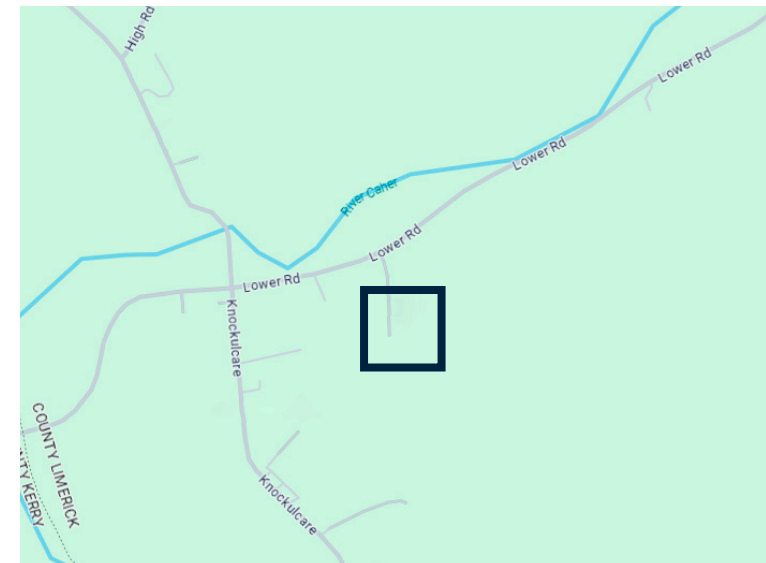
Ground Floor



Garage



Garage



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