



Clogher, Ballinscoola, Herbertstown,  
Co. Limerick



Price €250,000





GVM are delighted to bring to the market a very attractive and conveniently located 2 bedroom detached residence positioned in close proximity to the villages of Herbertstown and Caherconlish both enjoying an array of excellent amenities. Limerick City is just 20 minutes drive with ease of access also to the University of Limerick and the Motorway.

This home is very well presented throughout and comprises of a sitting room, living room, kitchen, 2 bedrooms, utility room, bathroom. The site is spacious and offers great potential for aspiring buyers extending to circa 0.5 st acres. Zoned heating. Triple glazed windows. Solid multi fuel stove. Very attractive price point. Ideal for those in search of quiet and tranquil country living yet within easy access to village amenities and Limerick City. Superb decorative condition throughout.

Inspection is recommended.

#### **Rooms:**

#### **Entrance porch**

Tiled floor.

#### **Sitting room**

Tiled & Timber floor. Built in oven & hob. Integrated dishwasher & fridge. Timber ceiling.

6.7m (22'0") x 4.8m (15'9")

#### **Utility room**

Fully plumbed. Tiled flooring.

3.5m (11'6") x 1.5m (4'11")

#### **TV room**

Bright and spacious

3.8m (12'6") x 3.6m (11'10")

#### **Bathroom**

Fully tiled. Triton electric shower.

2.5m (8'2") x 1.8m (5'11")

#### **Bedroom 1**



Double room. Laminated floor. T.V point.  
4.3m (14'1") x 3.3m (10'10")

### Bedroom 2

Double room. Carpet flooring.  
3.8m (12'6") x 3.8m (12'6")

### Features:

- Mains water
- Zoned heating
- Triple glazed windows
- New front and back door
- Septic tank
- Attractive price point





### Property Directions:

Enter V35 P603 in your mobile device

### 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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