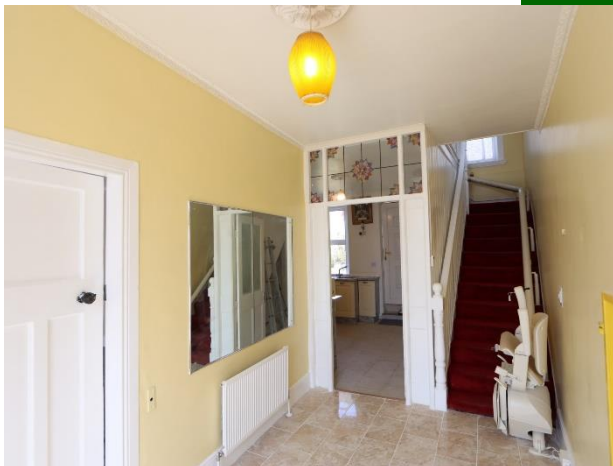




Main Street, Bruree, Co. Limerick,
V35 FX07



Guide Price €195,000



GVM are delighted to present this charming three-bedroom end of terrace residence, Ideally located in the heart of the picturesque village of Bruree, within walking distance of an excellent range of local amenities.



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Occupying a prime position in the village, providing a peaceful and scenic setting ideal for modern family living or those seeking to downsize.

The property is well maintained throughout and offers bright, spacious accommodation comprising an inviting entrance hall, a living room, a fitted kitchen, a dining room, large landing, three bedrooms, and bathroom.

This appealing home combines village convenience making it an ideal choice for first-time buyers, families, those looking to downsize, or investors alike.

Early viewing is highly recommended to fully appreciate everything this delightful property has to offer.

For further information or to arrange a viewing, contact Evan Mc Dermott on 085 766 8105.

Rooms:

Entrance Hall

With tiled flooring.

6'1" (1.85m) x 12'11" (3.94m)

Livingroom

With carpet floor covering, tiled fireplace and solid fuel stove.

16'0" (4.88m) x 12'0" (3.66m)

Kitchen

With fitted units, tiled floor, tiled splash back.

11'1" (3.38m) x 13'5" (4.09m)

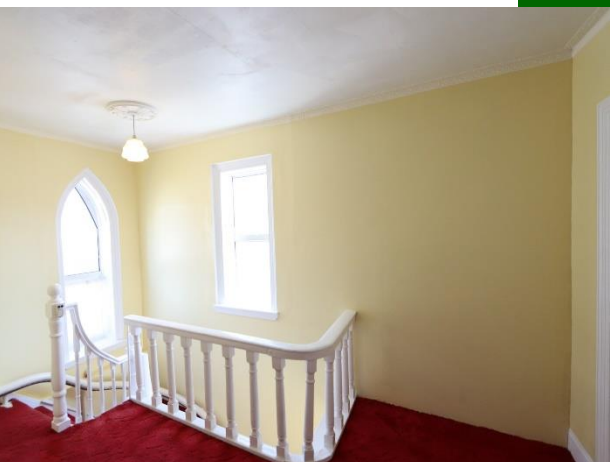
Diningroom

With laminated wooden floor, tiled fireplace and solid fuel stove.

11'0" (3.35m) x 10'4" (3.15m)

Upstairs

Staircase with chairlift





Large Landing

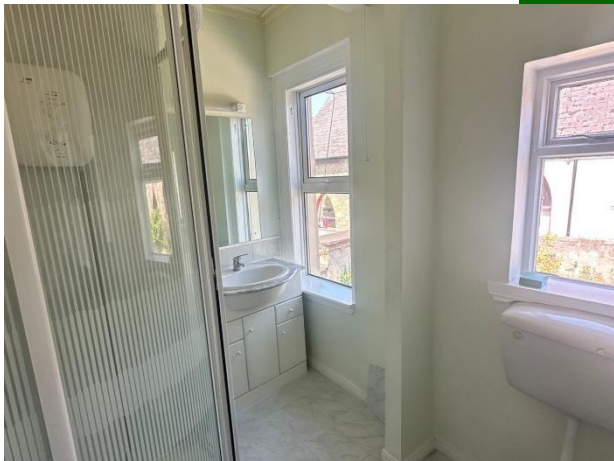
With carpet floor covering.

14'5" (4.39m) x 10'0" (3.05m)

Bedroom No 1

With carpet floor covering.

10'3" (3.12m) x 13'2" (4.01m)



Bedroom No 2

With carpet floor covering.

13'1" (3.99m) x 12'10" (3.91m)

Bedroom No 3

With carpet floor covering.

9'11" (3.02m) x 8'11" (2.72m)



Shower Room

Tiled flooring, toilet, wash hand basin & shower cubicle.

8'1" (2.46m) x 5'6" (1.68m)

Features:

- Oil fired central heating,
- Aluminum & DG UPVC windows.
- Mains Services.
- Chairlift.
- BER C2.
- Two solid fuel stoves.
- Rear garden with pedestrian access.
- Within ten Minutes` drive of both Kilmallock and Charleville.
- Within thirty minutes` drive to Limerick City.





Property Directions:

Co-ordinates: 52.424384, -8.660515 or alternatively use Eircode V35 FX07.

Agent Information:

Richard Ryan

Tel: (087) 8067772



Email: richardryan@gvm.ie

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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