

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
O'Donovan



Geeragh, Anglesboro,
Near Mitchelstown,
Co Limerick, V35NN25

BER C1

sherryfitz.ie



Sherry FitzGerald O Donovan offer for sale this impressive 2 storey detached residence situated on 0.64 acre site.

The living accommodation extends to approximately 247 sq. m (2,652 sq. ft) which incorporates a large garage which could be suitable for conversion to habitable living accommodation if required. There is a large decking area at the rear which is south facing.

The property is located in a mature countryside scenic setting, yet is within close proximity to the popular Combaun woodlands walk and Mitchelstown Golf Course and is within a 4km commute of Mitchelstown and 5km access from the M8 (Cork/Dublin motorway). The property is also located less than an hour's commute from the cities of Cork and Limerick.



BER BER C1, BER No. 109839183

Special Features & Services

- Private water supply
- 0.64 acre site
- Convenient location
- Within a 5 minute commute from local primary and secondary schools.

Accommodation

Entrance Hall	5.8m x 3.6m (19' x 11'10") Tiled flooring. Ceiling coving,
Kitchen / Dining	4.4m x 3m (14'5" x 9'10") Tiled floor. Wall and floor kitchen units.
Utility Room	2m x 2.9m (6'7" x 9'6") Built in storage units. Door leading to rear timber decking and garden.
Sunroom	2.5m x 4m (8'2" x 13'1") Tiled flooring. Recessed lighting.
Sitting Room	4.2m x 3.9m (13'9" x 12'10") Timber flooring. Solid fuel open fireplace.
Living Room	3.5m x 3.9m (11'6" x 12'10") Timber flooring. Solid fuel stove. Double patio doors leading to rear garden.
Bedroom 1	4.5m x 3.9m (14'9" x 12'10") Laminate flooring. Fitted wardrobes. Bay window.
Ensuite	0.95m x 1.8m (3'1" x 5'11") Wc., whb and electric shower. Tiled flooring. Radiator.
Bedroom 2	3.8m x 3.9m (12'6" x 12'10") Timber flooring. Fitted wardrobes. Radiator.
Ensuite	1.1m x 3.9m (3'7" x 12'10") Wc., whb., and electric shower. Tiled flooring. Radiator.
Bedroom 3	3.7m x 3.8m (12'2" x 12'6") Timber flooring. Fitted wardrobes. Radiator.
Bedroom 4	3.7m x 4.5m (12'2" x 14'9") Timber flooring. Radiator. Fitted wardrobes.
Bedroom 5	3.2m x 4m (10'6" x 13'1") Timber flooring. Radiator.
Bathroom	1.8m x 3.6m (5'11" x 11'10") Wc., whb, bath and electric shower. Radiator. Tiled flooring.
Garage	5.7m x 7.5m (18'8" x 24'7") Laminate flooring. Plumbed for water with toilet.













NEGOTIATOR

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PSRA 003457

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No 003457