



Drombeg, Athlacca, Kilmallock,
Co. Limerick. V35 K793.



Guide Price €300,000



Set amidst the beauty of the Limerick countryside, Drombeg presents a rare opportunity to acquire a home of genuine character and warmth on approximately 1.3 acres of mature, private grounds, just 3 km from the welcoming village of Athlacca.





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Approached via a country lane, this delightful residence immediately conveys a sense of tranquillity and seclusion. Thoughtfully extended in the 1970s, the home has been carefully maintained to preserve its original charm while seamlessly incorporating the comforts of modern living.



Inside, the accommodation is both generous and inviting, offering entrance hall, sittingroom, kitchen, 4 bedrooms and main bathroom.

Every room reflects the home's warmth and character, making it ideal for family life or those seeking a peaceful escape from the pace of urban living.



Outside, the property truly comes into its own. The expansive grounds offer endless potential whether you dream of keeping a pony, cultivating a garden, or simply enjoying the surrounding. A substantial haybarn with lean-tos and a range of useful outbuildings provide excellent storage or workspace options.

Perfectly positioned, Drombeg offers the best of both worlds within ten minutes' drive of both Bruff and Croom and also within twenty five minutes' drive Limerick City.



Surrounded by picturesque country lanes ideal for walking and outdoor pursuits

Early viewing of this property comes highly recommended by GVM Auctioneers sole selling agents.

Full details on request. Call Richard Ryan on 063 98555 or 087 8067772



Rooms:

Entrance Hall

13'9" (4.19m) x 7'5" (2.26m)

Sitting Room

16'0" (4.88m) x 13'6" (4.11m)

Kitchen

15'6" (4.72m) x 14'0" (4.27m)



Bedroom No. 1

10'10" (3.3m) x 9'10" (3m)

Bedroom No. 2

10'10" (3.3m) x 9'0" (2.74m)

Bedroom No. 3

9'7" (2.92m) x 7'10" (2.39m)



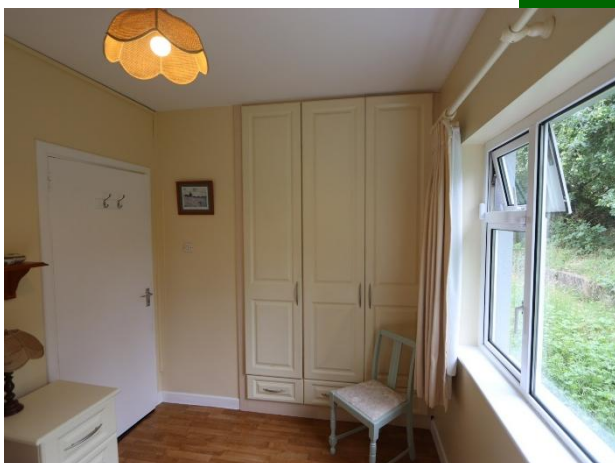
Bathroom

11'0" (3.35m) x 8'0" (2.44m)

Upstairs

Bedroom No. 4

7" (2.36m) x 9" (2.74m)



Annex

Room No. 1

7'10" (2.39m) x 8'5" (2.57m)

Room No. 2

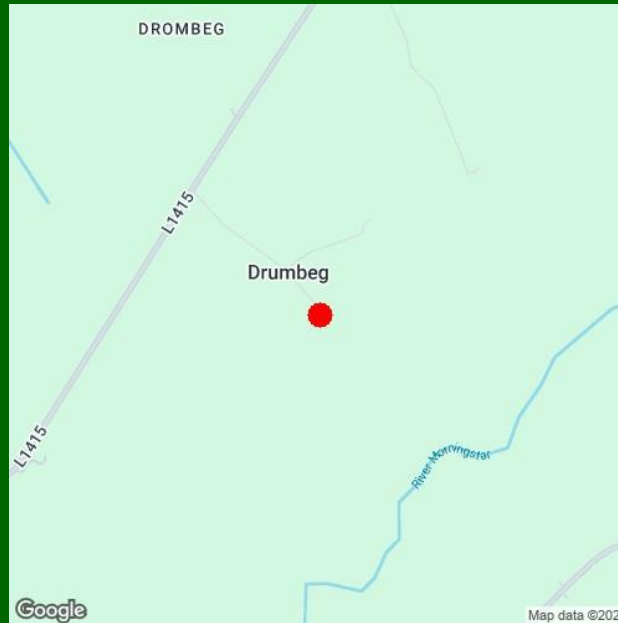
7'10" (2.39m) x 8'5" (2.57m)

Shower Room

7'4" (2.24m) x 6'7" (2.01m)

Features:

- Solid Fuel & Storage
Central Heating
- DG UPVC windows.
- Well Water supply.
- Septic tank sewerage
system.
- G BER
- Within 3 KM of Athlacca.



Property Directions:

Co-ordinates 52.474862, -8.636278 or alternatively use
Eircode: V35 K793.

Agent Information:

Richard Ryan

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Disclaimer

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