

REA

Eoin Dillon



4 BEDROOM DETACHED PROPERTY
G.I.A. 210.45m² (2,265 sq. ft.)

FOR SALE BY PRIVATE TREATY

13 The Glen
Ballyneety
Co. Limerick
V94 YV5H

AMV €695,000

BER C1

DESCRIPTION

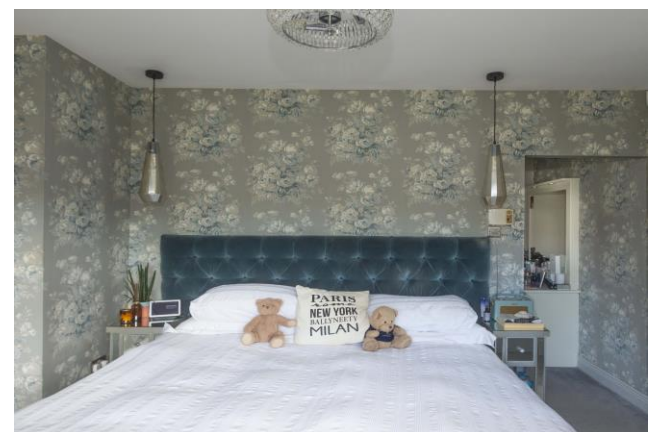
REA Eoin Dillon is delighted to present 13 The Glen, Ballyneety, Limerick to the market. This impressive light filled detached house is tucked away in this private and tranquil setting in an exceptionally convenient location on the grounds of Ballyneety Golf Club. This four bedroom spacious property which spans over 210.45 sq. m. (2,265 sq. ft.) is presented for sale in superb turnkey condition and leaves quite literally nothing for its lucky new owners to do but unpack.

The generous accommodation comprises of a welcoming entrance hallway with laminate timber flooring, storage presses and carpeted stairs to the first floor. To your left is the living room which features carpeted flooring, marble surround fireplace with insert stove, decorative coving and wall lights. Double doors connect you to the kitchen/dining area. The kitchen area features laminate timber flooring, extensive range of wall and base modern fitted units, breakfast island, white granite worktops and gas cooker and hob. French doors from the dining area lead you to the rear patio/landscaped garden area. This property has the added advantage of a second sitting room/office with maple timber flooring, gas fireplace with marble surround, built in display units with recess lights and decorative coving. A utility room off the kitchen provides additional storage, rear access and is plumbed for a washing machine and dryer. This property has the benefit of a downstairs bedroom which is currently being used as a gym. There is also a guest W.C. on the ground floor.

An impressive staircase leads to an exceptionally generous landing which is drenched in natural light, further enhanced by a chandelier light fitting. On this floor there is three tastefully decorated double bedrooms, two which have carpeted flooring and en-suite bathrooms and the third bedroom has timber flooring. The master bedroom has an extensive walk-in wardrobe with a dressing table, window seat and ample storage space for hanging and built in drawers with recess lighting built-in and a generous sized en-suite which is fully tiled and has electric shower, W.H.B and W.C. The family bathroom is fully tiled in neutral tones with jacuzzi bath, W.C. & W.H.B which is set in a vanity unit with a granite worktop

Externally to the front of this property is a tarmac driveway, lawn area and ample parking. To the rear of the property is the most fabulously private landscaped grounds, mature trees creating a haven of peace and tranquility, porcelain tiled patio and paths lead to an elevated entertainment area with pergolia which has the benefit of electric heating. There is also a shed to the rear and a barbeque house; a perfect spot for entertaining.

This perfectly presented property which has been so tastefully decorated throughout provides everything for those purchasers seeking a family home in this desirable residential location. Viewing highly recommended.



ACCOMMODATION

Ground Floor

- Entrance hallway 4.64m (15'3") x 2.74m (9'0") Laminate timber flooring, storage press and stairs to the first floor
- Guest W.C 1.58m (5'2") x 0.84m (2'9") Laminate timber flooring, W.C. & W.H.B
- Living room 5.35m (17'7") x 3.71m (12'2") Carpeted flooring, marble surround fireplace with stove insert, decorative wall lights, coving and double doors to the dining area
- Sitting room/Office 4.4m (14'5") x 3.89m (12'9") Maple timber flooring, gas fireplace with marble surround, built-in display units with recess lights and decorative coving
- Kitchen/Dining area 10.86m (35'8") x 3.88m (12'9") Laminate timber flooring, extensive modern grey fitted kitchen units, breakfast island, white granite worktops, gas range and French doors the rear garden/patio area
- Utility room 2.93m (9'7") x 2m (6'7") Laminate timber flooring, sink, rear access, additional storage and plumbed for washing machine and dryer
- Bed 1/ Gym 5.65m (18'6") x 3.27m (10'9") Laminate timber flooring

First Floor

- Bathroom 2.94m (9'8") x 2.77m (9'1") Fully tiled, jacuzzi bath, W.C. and W.H.B with granite top
- Bedroom 2 4.55m (14'11") x 3.9m (12'10") Cream carpeted flooring
- En-suite bathroom Partially tiled, power shower, W.C. and W.H.B.
- Bedroom 3 3.89m (12'9") x 3.38m (11'1") Timber flooring
- Bedroom 4- Master bedroom 5.97m (19'7") x 3.95m (13'0") Grey carpeted flooring and decorative light fittings
- En-suite bathroom 3.95m (13'0") x 3.4m (11'2") Fully tiled, heated towel rail, corner electric shower, W.C. & W.H.B.
- Walk-in wardrobe Carpeted flooring, window seat, generous hanging space and built-in drawers with recess lighting



PRICE

€695,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

On the outskirts of the village of Ballyneety turn right into Ballyneety Golf Club. In 89m turn left onto The Glen.
Eircode: V94 YV5H

BUILDING ENERGY RATING (BER)

BER: C1

BER No: 109522086

Energy Performance Indicator: 169.56 kWh/m²/yr



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REA

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