



Coosane, Birdhill, Co. Tipperary



Guide Price

€550,000



For Sale by Private Treaty a beautifully appointed and substantial four bedroom executive detached residence extending to Circa 223 sq m.



GVM Auctioneers announce to the market a hugely prestigious and stunningly striking executive style detached four bedroom family home standing on an elevated, landscaped and mature Circa 0.8 acres site set in a tranquil and peaceful location offering discerning purchasers the opportunity to purchase an architecturally designed home that really oozes sheer class. This wonderful home is located just 5 minutes drive from the picturesque village of Birdhill and Killaloe and is also just 15 minutes drive from Limerick City. There is also very access to the nearby Motorway (M7). This residence offers bright spacious living accommodation together with well proportioned double bedrooms ( master en suite) making this an ideal opportunity to acquire a home with all the benefits of relaxed country living and yet within easy reach of all amenities. Beautiful local walkways in nearby Ballina/Killaloe. Inspection of this idyllic home is very highly recommended.

### Rooms:

Entrance hallway Solid timber flooring

### Sitting room

Solid fuel stove. Recess lighting. Coving surround. Bay windows. Solid timber flooring. TV point.

5.07m (16'8") x 5.08m (16'8")

### Office

Solid timber flooring

3.04m (10'0") x 2.06m (6'9")

### Kitchen

Fully fitted kitchen. Recess lighting. Built in oven. Solid fuel Stove. Integrated units. Tiled flooring.

5.01m (16'5") x 7.08m (23'3")

### TV room

Solid timber flooring. Timber ceiling. Solid fuel stove. TV point. Recess lighting.

4.04m (13'3") x 4.08m (13'5")



Toilet and whb : Tiled flooring.

Utility : Fully plumbed. Tiled flooring. Generous storage space, 2.01m (6'7") x 3.01m (9'11")

Bedroom 1 : Double room with timber flooring. Built in wardrobes.

3.03m (9'11") x 3.02m (9'11")

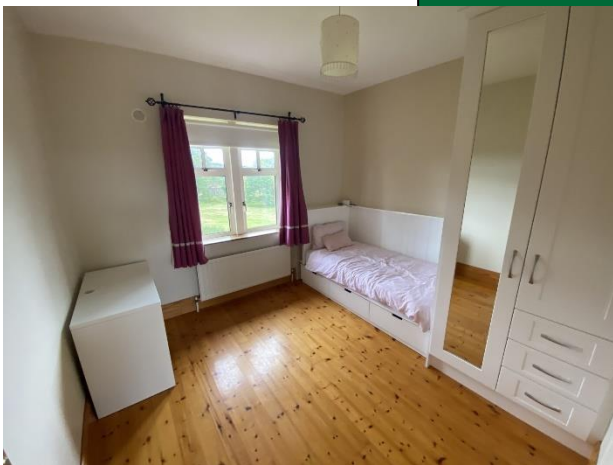


Bedroom 2: Double room with timber flooring. WHB.

4.05m (13'3") x 3.07m (10'1")

Bedroom 3 : Double room with timber flooring

2.09m (6'10") x 3.06m (10'0")



Bedroom 4 : Double room with timber flooring. Walk in wardrobe. Bay window. Ensuite :- Fully tiled. Electric shower 1.6 X 2.6 4m (13'1") x 4m (13'1")

Bathroom : Fully tiled. Jacuzzi bath. Shower.

3.01m (9'11") x 2.05m (6'9")

## Features:

- ✓ Oil fired central heating
- ✓ Double glazed UPVC windows
- ✓ Garage and car port
- ✓ Circa 0.86 acre fully landscaped, mature and manicured gardens
- ✓ Easy access to the Motorway (M7).
- ✓ Tarmac Driveway.
- ✓ Quiet cul de sac.
- ✓ Easy access to Birdhill, Killaloe and Limerick City
- ✓ Well proportioned living and bedroom accommodation
- ✓ Tastefully Presented Throughout





### Directions:

Enter Eircode V94N5RP to your mobile device to bring you straight to the door of this property.

### Agent Information

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