



Caherelly, Grange, Co. Limerick



Guide Price
€350,000





GVM present to the market a very pleasant, secluded and well located three bedroom dormer style detached property standing on an attractive Circa 0.45 st acre site. This compact home offers well proportioned living and bedroom accommodation and is for sale at an attractive price point ideal for first time buyers. There is an excellent local primary school, a thriving local GAA club and wonderful nearby walkways in the renowned Lough Gur Visitor Centre & Lakeside Park. Limerick City 20 minutes drive. while Ballyneety Golf & Country Club is just five minutes drive.



The well maintained home provides bright, spacious and well proportioned living and bedroom space ideal for first time buyers, relocators or right sizers. All mod cons and very much in turnkey condition. Manicured site with good parking and circulation area. Inspection of this property is highly recommended.

Rooms:

Hall Tiled flooring

6.01m (19'9") x 2m (6'7")



Sitting room/ 4th bedroom Wood flooring

3.04m (10'0") x 3.02m (9'11")

Sitting room Open fire. Double door leading to garden. Wood flooring 5.04m (16'6") x 4.04m (13'3")

Bathroom

2m (6'7") x 1m (3'3")



Kitchen/Dining Generous eye and floor level presses. Doors to garden. Built in appliances

5.02m (16'6") x 4.04m (13'3")

Utility Room Plumbed

2.01m (6'7") x 2.04m (6'8")

Bedroom 1 Double. Carpet flooring

4m (13'1") x 3.08m (10'1")



Bedroom 2 Double. Wood flooring
3m (9'10") x 4m (13'1")



Bedroom 3 Double. Wood flooring
En-suite 1.0 x 2.9
4m (13'1") x 4.01m (13'2")



Bathroom

Fully tiled and with electric shower
2.03m (6'8") x 2m (6'7")

Features:

- Oil Fired Central heating
- Magnificent Circa 0.45 acre site
- Double glazed UPVC windows
- Spacious driveway
- Sensible price point
- Sun drenched south facing rear garden
- C3 Energy rating
- Very much in turn key condition
- Attractive maintenance facade





Property Directions:

Enter Eircode V35 X267 in your mobile device.

Agent Information:

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Disclaimer

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