



Ardeevin, Castlebank, Ardnacrusha,
Co. Clare V94 XE7C



ARDEEVIN

C A S T L E B A N K , A R D N A C R U S H A , C O . C L A R E



Guide Price €450,000



GVM Auctioneers offer for sale by private treaty a beautifully appointed and elegant four bedroom, two storey detached residence located just a 10 minutes drive from the vibrant city of Limerick. This magnificent home set in a serene and picturesque environment, perfectly balances modern day comfort with charming rural appeal. Located on a mature and meticulously maintained Circa 1 st acre site accessed via a sweeping driveway, this home provides immense privacy within an exclusive development of all high-quality detached homes.



"Ardeevin" offers easy access to both the M7 and M20 Motorways, making it an ideal location for those seeking convenience while enjoying the peace and tranquility of countryside living. The picturesque lakeside town of Killaloe is just 20 minutes drive. Local bus service also to quality and nearby Primary and Secondary Schools. Very pleasant local walkways together with an excellent Supermarket and a friendly and welcoming local Pub.

This stunningly attractive home features spacious and well-laid-out living spaces, including two reception rooms, a kitchen, a utility room, four bedrooms, and two bathrooms, all spacious, bright and well proportioned. The sheer tranquility of the setting, combined with the proximity to Limerick City, makes this property a perfect retreat ideal for those in search of a forever home that really oozes location location location. Viewing of this exceptional home is highly recommended.



Rooms:

Entrance Hall

Inviting and spacious with carpet flooring. Under stairs storage 6m (19'8") x 1.08m (3'7")

Elegant and spacious living room Carpet flooring. Marble mantle piece. Solid fuel stove

3.01m (9'11") x 4.02m (13'2")

Dining room Carpet flooring 3.01m (9'11") x 4m (13'1")

Study Carpet flooring. Ideal environment for remote working 2.07m (6'9") x 2.03m (6'8")

Kitchen Generous floor and eye level presses

3.03m (9'11") x 3m (9'10")

Utility room Plumbed 2.04m (6'8") x 4.02m (13'2")

Garage

2.06m (6'9") x 4.05m (13'3")





Bedroom 1 Double. Carpet flooring. Built in wardrobes
3.04m (10'0") x 2.08m (6'10")

Bedroom 2 Double. Carpet flooring. Built in wardrobes
3.09m (10'2") x 2.06m (6'9")

Bedroom 3 Double. Carpet flooring. Built in wardrobes
4.05m (13'3") x 3.01m (9'11")



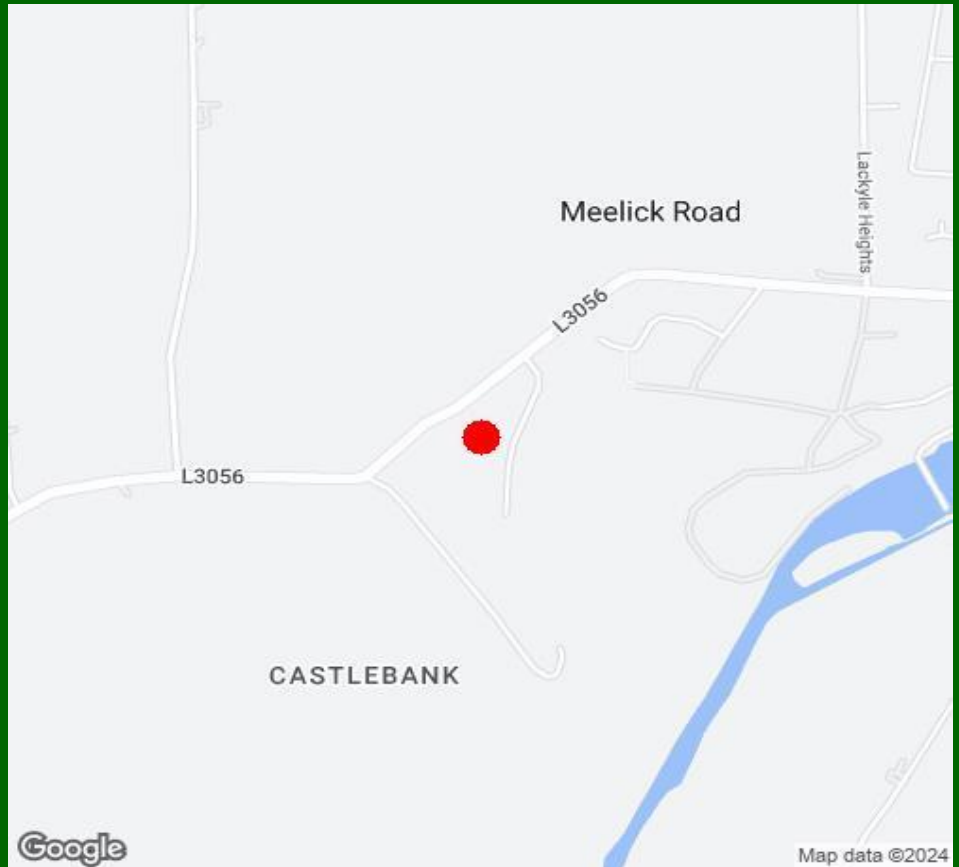
Bedroom 4 Single. Carpet flooring
3m (9'10") x 2.04m (6'8")

Bathroom Fully fitted and tiled with electric shower
2.06m (6'9") x 2.06m (6'9")

Features:

- Beautifully manicured and mature gardens
- Well proportioned living and bedroom accommodation ideal for modern day living
- Many of the ornate and elegant original features retained and preserved
- Positioned in a quiet cul de sac
- Double glazed UPVC Windows
- Local public transport nearby
- Shannon Airport 25 minutes drive. Limerick City 10 minutes drive
- Good general condition
- Huge potential to develop further if required





Property Directions:

Enter Eircode V94 XE7C in your mobile device. GVM sign thereon.

Agent Information:

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Disclaimer

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