



Quinpool, Parteen, Co.Clare



**Guide Price €495,000**



Nestled in the heart of the charming countryside of Quinpool, Parteen, County Clare, this beautifully presented detached residence offers an exceptional opportunity for those seeking a spacious family home in a tranquil rural setting only a short drive from Limerick City. The house was meticulously renovated in 2017 to combine modern comforts and energy efficiency (BER B) with the timeless appeal of countryside living.



This substantial property boasts five generously sized bedrooms with the main bedroom ensuite and having a large walk in wardrobe with dressing area. The living spaces are bright and welcoming with an open plan kitchen-diner living room at the heart of the house offering a versatile space for relaxation and entertaining. The bathroom has been thoughtfully designed and fitted with contemporary fixtures, ensuring both style and functionality. Large double-glazed windows throughout flood the house with natural light, creating a warm and inviting atmosphere.



Significant improvements have been made to the property including rewiring and replumbing. The interior has been insulated and drylined, enhancing energy efficiency and year-round comfort with a BER rating of B.



Set on approximately 0.8 acres of mature gardens, the grounds are a true highlight of this property. The extensive garden space offers a private and peaceful retreat, perfect for outdoor activities, gardening enthusiasts, or simply enjoying the stunning Clare countryside. The mature trees and well-maintained lawns provide a picturesque backdrop, while the generous plot offers potential for further development or landscaping to suit your personal taste.



In summary this property is ideally suited to those seeking a comfortable family home or a peaceful retreat in the countryside. Viewing is highly recommended to fully appreciate all that this exceptional property and its location have to offer.

#### Rooms:

**Entrance Hall** Laminated timber flooring, storage press, 2.34m (7'8") x 4.32m (14'2")

**Living/Dining Room** Laminated timber flooring, door to garden, dual sided solid fuel stove.

4.75m (15'7") x 4.06m (13'4")



**Kitchen** Vinyl flooring, fully fitted units, centre island, recessed lighting, 2 x rear facing windows, door to rear garden

6.32m (20'9") x 3.45m (11'4")

**Utility Room** Vinyl flooring, rear facing window, back door. 5.66m (18'7") x 1.96m (6'5")

**Gym** Laminated timber flooring, window, understairs storage. 5.66m (18'7") x 1.88m (6'2")



**Shower Room** Vinyl flooring, window, wc, whb, shower. heated towel rail.

5.66m (18'7") x 1.88m (6'2")

**Sitting Room** Laminated timber flooring, front facing window, feature fireplace with solid fuel stove.

5.56m (18'3") x 4.14m (13'7")

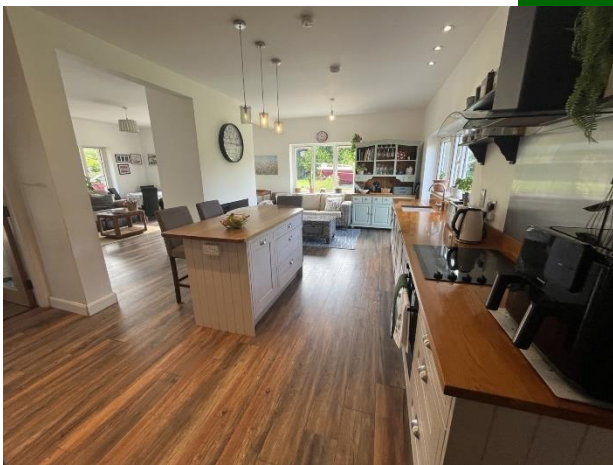
**Bedroom 1 Master** Laminated timber flooring, front and side facing window with dressing room and en-suite off

4.29m (14'1") x 3.99m (13'1")

**Dressing Room** Laminated timber flooring, side and rear facing window, fitted units, en-suite off 5.36m (17'7") x 3.56m (11'8")

**En-Suite** Vinyl flooring, double shower tray with power shower, wc, whb, window, heated towel rail,

2.57m (8'5") x 1.45m (4'9")

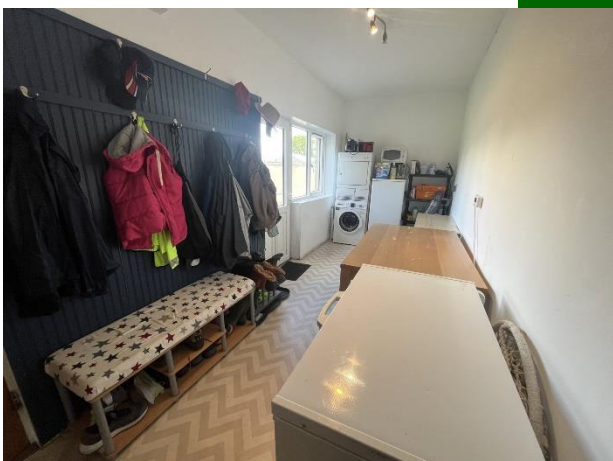


**Bedroom 2** Timber flooring, front facing window.

2.77m (9'1") x 4.37m (14'4")

**Bedroom 3** Laminated timber flooring, front facing window. 4.29m (14'1") x 2.64m (8'8")

**Bedroom 4** Timber flooring, rear facing window, fitted wardrobes. 3.68m (12'1") x 3.38m (11'1")





### Agent Information:

Contact :- Norma Murphy    Email :- [normamurphy@gvm.ie](mailto:normamurphy@gvm.ie)

Mobile :- 087-6529916

### Disclaimer

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### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

Email: [limerick@gvm.ie](mailto:limerick@gvm.ie)

### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email:  
[kilmallock@gvm.ie](mailto:kilmallock@gvm.ie)

### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email:  
[tullamoreproperty@gvm.ie](mailto:tullamoreproperty@gvm.ie)



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