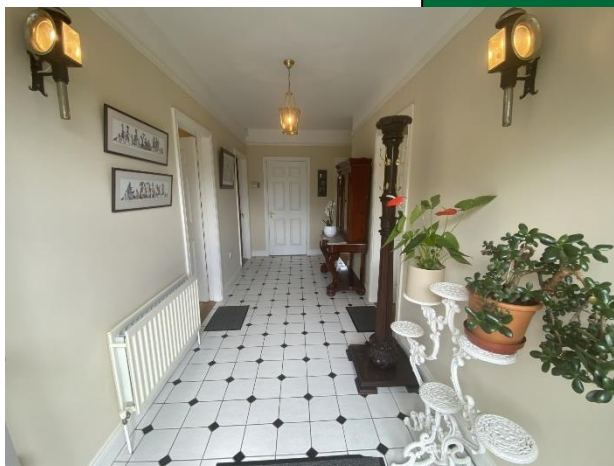




Clashdrumsmith, Emly, Co. Tipperary  
E34 RF10

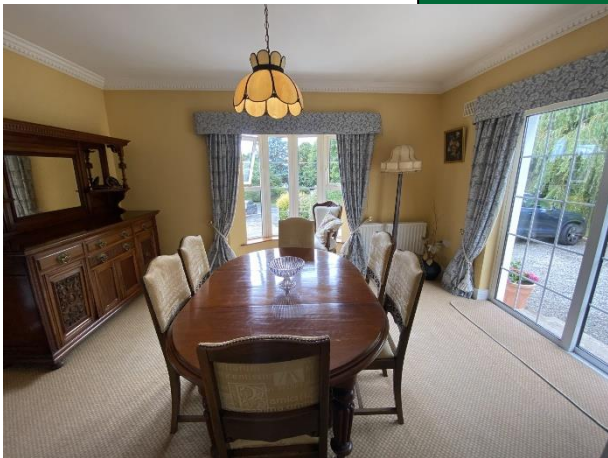


Guide Price  
€265,000



GVM present to the market an idyllic and beautifully presented bungalow standing on a mature, elevated, private and very well maintained and manicured site well planted with trees and shrubbery and enjoying panoramic views of The Galtee Mountains to the south east.





This wonderful home is located on the outskirts on the renowned and popular village of Emly (former National Tidy Towns Winner) with a great local community and excellent amenities including a Primary School, Shop, Church, Pubs, Sporting facilities and very pleasant local walkways. This contemporary home is modern in design and layout offering discerning purchasers bright, spacious and very well proportioned living and bedroom accommodation. There is a detached garage (possibly suitable for conversion to home office) together with good on site parking and circulation area. The site enjoys a great aspect for sunshine all day long. Tipperary Town 12 km. Limerick Junction Train Station 13 km. Limerick City 35 km. Inspection of this very attractive home is highly recommended.

### Rooms:

Entrance Hallway

Bright and inviting with tiled flooring

5.05m (16'7") x 2.06m (6'9")

Dining room

Patio doors to rear. Dual aspect to front and side gardens. Double doors to Kitchen.

4.04m (13'3") x 4m (13'1")

Lounge

Feature fireplace. A beautifully appointed room.

4.07m (13'4") x 4.03m (13'3")

Kitchen

Tiled flooring. Generous beech floor and eye level presses. Double doors to dining room.

4.05m (13'3") x 4.05m (13'3")



### Utility

Tiled flooring. Plumbed

2.05m (6'9") x 1.06m (3'6")

### Bedroom 1

Double bedroom

3.02m (9'11") x 3.01m (9'11")



### Bedroom 2

Double bedroom

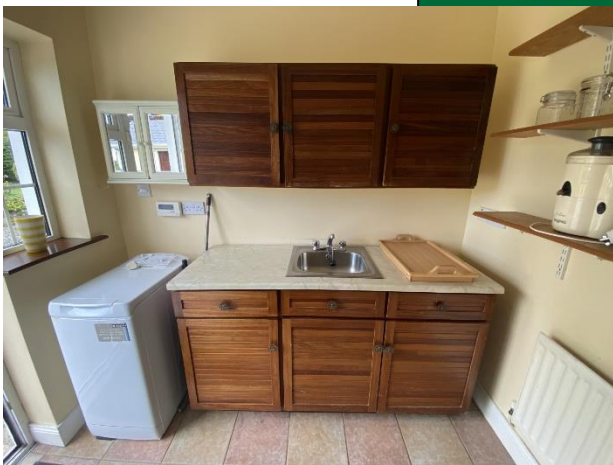
3.04m (10'0") x 3.01m (9'11")

### Bedroom 3

Master bedroom with sliderobes.

Ensuite :- 2.2 X 1.8 : - Fully fitted and tiled.

3.05m (10'0") x 3.04m (10'0")



### Bathroom

Stira to attic

Detached garage

## Features:



- ✓ Double glazed UPVC windows and doors
- ✓ Oil fired central heating system
- ✓ Patio area to the rear
- ✓ Garage suitable for conversion
- ✓ Magnificent and elevated site
- ✓ 10 minutes walk to all village amenities and next door to the local supermarket
- ✓ Stira to the insulated attic.
- ✓ Slate roof
- ✓ Circa 0.66 st acre site
- ✓ Great local Golf Courses (Tipperary & Ballykisteen) and great hunting country



### Directions:

Enter E34 RF10 in your mobile device. This stand out bungalow is located on the left hand side of the road as you depart Emly for Tipperary Town (next to the supermarket & hardware store). GVM sign thereon.

### Agent Information

Tom Crosse

087 254 7717

[tomcrosse@gvm.ie](mailto:tomcrosse@gvm.ie)



PSRA Number: 002030

#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94T6C9

Phone:  
(061)413522  
Email:  
[limerick@gvm.ie](mailto:limerick@gvm.ie)

#### Killmallock Office

Head Office,  
Railway Road  
Killmallock, Co. Limerick

Phone:  
(063)98555  
Email:  
[killmallock@gvm.ie](mailto:killmallock@gvm.ie)

#### Tullamore Office

GVM Mart,  
Arden Road  
Tullamore, Co. Offaly

Phone:  
(057)9321196  
Email:  
[tullamoreproperty@gvm.ie](mailto:tullamoreproperty@gvm.ie)