



Ballinvana, Kilmallock, Co. Limerick.



Guide Price €275,000



Charming three-bedroom Dormer style residence
resting on a C. 1 St. Acre site



This wonderful family home is situated within 7 KM of Kilmallock and just 2 KM from the village of Elton.

This property is maintained in excellent decorative condition throughout. Accommodation comprises of; entrance hall, kitchen, livingroom, utility, 3 bedrooms and 2 bathrooms. There is a detached unit with separate toilet.

Viewing of this attractive home comes highly recommended. Contact Richard Ryan on 087 8067772.



Rooms:

Entrance Hall

With tiled floor.

14'0" (4.27m) x 7'8" (2.34m)

Kitchen

With tiled floor, fitted units, splash back and feature fireplace.

19'6" (5.94m) x 14'6" (4.42m)

Living room

With wooden floor.

21'4" (6.5m) x 18'8" (5.69m)



Utility

Plumbed for washing machine.

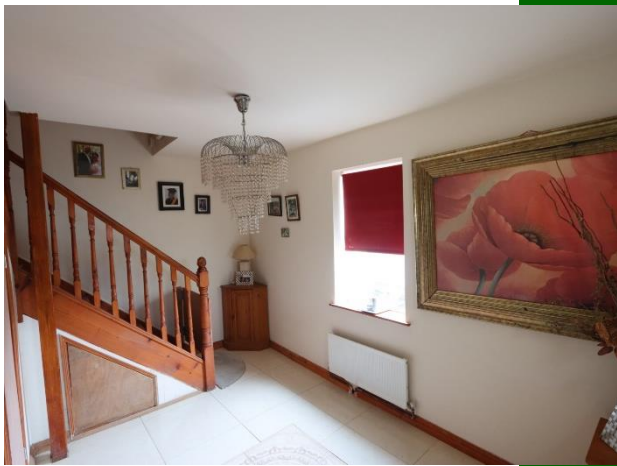
8'0" (2.44m) x 5'4" (1.63m)

Bathroom

Fully tiled with toilet, wash hand basin and ¾ Jacuzzi bath.

10'0" (3.05m) x 7'10" (2.39m)





Upstairs

Bedroom No. 1

With laminated floor.

10'0" (3.05m) x 7'0" (2.13m)

Bedroom No 2.

With Built in wardrobe and laminated floor.

14'4" (4.37m) x 10'7" (3.23m)

Bathroom

Fully tiled with bath, toilet, wash hand basin and electric Mira shower.

7'9" (2.36m) x 7'6" (2.29m)

Bedroom No 3.

With built in wardrobe.

13'6" (4.11m) x 8'9" (2.67m)

Detached Unit.

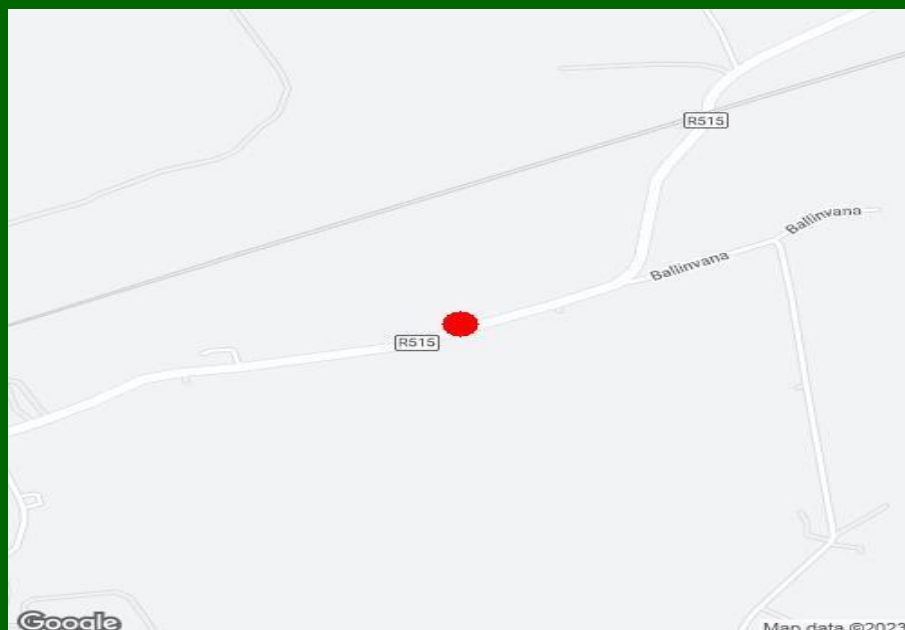
With tiled floor, toilet and wash hand basin.

27'9" (8.46m) x 13'2" (4.01m)

Features:

- Air to water heating.
- DG UPVC windows.
- Mains Water.
- Septic Tank Sewerage.
- C. 1 St. Acre Site.
- BER E1.





Property Directions:

From Kilmallock take the main Tipperary Road and proceed for 7.4 KM and the property will be located on the left-hand side. Co-ordinates 52.415279, -8.476065 or alternatively use Eircode: V35 R983.

Agent Information:

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