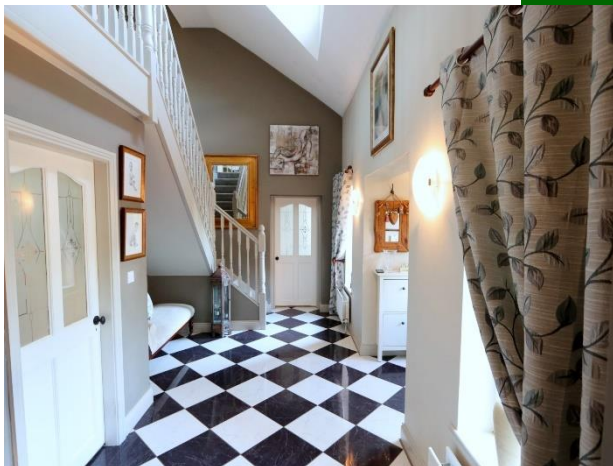




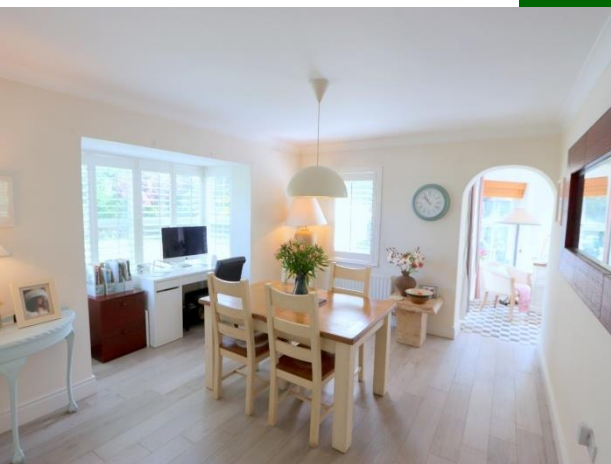
No 1, The Paddocks, Bruree, Co Limerick,
V35 A020



Guide Price €350,000



GVM Auctioneers are pleased to offer this charming yet modern four-bedroom detached family home with a gorgeous back garden that is not overlooked from the rear. This very special home is very well presented and can be found in stunning and turnkey condition.



Located at the end of a very quiet, child friendly cul de sac and safe neighbourhood and within walking distance of Bruree village and all its amenities.

It offers extremely comfortable and spacious well laid out accommodation extending to C. 213 Sq. Mts. Accommodation comprises of; entrance hall, sittingroom, livingroom, dining room, sun lounge, kitchen/dining, utility and guest toilet. There are four bedrooms on the first floor (two ensuite) together with main bathroom.

Outside there are beautifully manicured lawns with fantastic flower beds and shrubbery. There is a large cobble lock area to the front which provides for ample parking.

Situated just ten minutes from both Charleville and Kilmallock and only twenty five minutes` drive from Limerick City. This property is the ideal forever family home.

Early viewing of this property comes highly recommended by GVM Auctioneers sole selling agents.

Contact Richard Ryan on 087 8067772

Rooms:

Entrance Hall -With tiled floor and vaulted ceiling.

17'7" (5.36m) x 9'3" (2.82m)

Sittingroom - With solid wooden floor, feature fireplace (gas fire) bay windows with French doors.

15'3" (4.65m) x 14'0" (4.27m)

Kitchen/Dining -With wooden effect floor tiles, cherrywood fitted units, electric range oven with gas hob, island, granite counter tops. French doors leading to rear patio. 17'8" (5.38m) x 16'3" (4.95m)

Utility- With tiled floor, fitted units, stainless steel sink & plumbed for washing machine.

14'0" (4.27m) x 10'6" (3.2m)

Guest Toilet - With toilet & wash hand basin.

6'2" (1.88m) x 3'5" (1.04m)

Diningroom -With wood effect tiled floor, bay window and ornate coving. 13'4" (4.06m) x 10'6" (3.2m)

Sun Room -With tiled floor.

11'10" (3.61m) x 8'0" (2.44m)

Livingroom -With solid wooden floor, feature fireplace bay windows with French doors. 13'4" (4.06m) x 15'4" (4.67m)



Upstairs

Bedroom 1 - Master bedroom with built in wardrobe & laminated wooden floor. 15'0" (4.57m) x 12'10" (3.91m)

Ensuite -Fully tiled with electric shower, toilet and wash hand basin. 8'4" (2.54m) x 4'0" (1.22m)

Bedroom No 2 -With laminated wooden floor.

17'0" (5.18m) x 10'10" (3.3m)

Main Bathroom - Fully tiled with bath, toilet and wash hand basin. Hotpress. 8'2" (2.49m) x 8'4" (2.54m)

Bedroom No 3 – Guest Bedroom with built in wardrobe. 17'0" (5.18m) x 10'9" (3.30m)

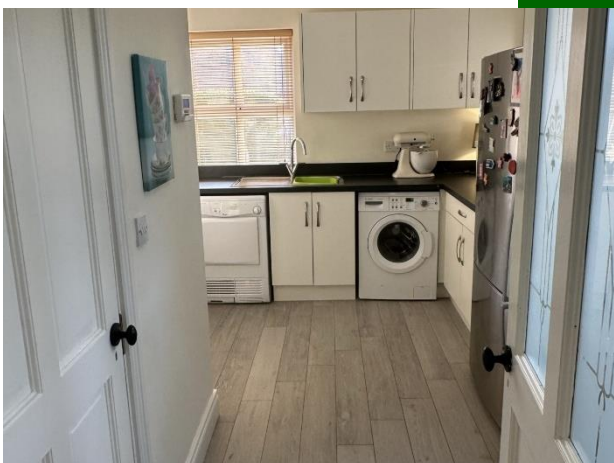
Bedroom No 4 – 13'0" (3.96m) x 15'3" (4.65m)

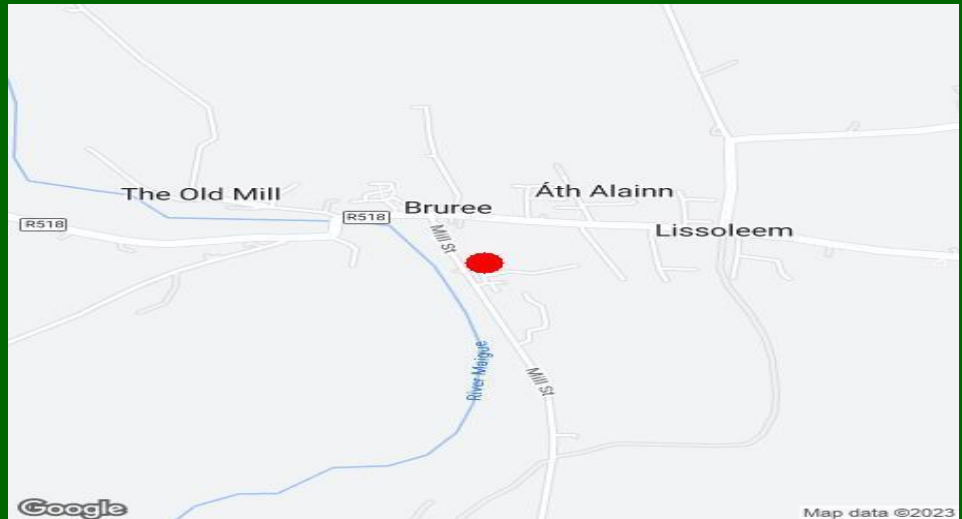
Ensuite – 8'6" (2.59m) x 4'9" (1.44m)



Features:

- Calor Gas Central Heating.
- DG UPVC Windows.
- Mains Water & Sewerage.
- C1 BER.
- Private site at end of quite cul de sac.
- Three reception rooms.
- Turnkey condition.
- Good access to the N20 main Limerick/Cork route.
- 10 Minutes from both Kilmallock & Bruree, 25 minutes of Limerick City and within 1 hour of Cork City





Property Directions:

From Bruree proceed down Mill Street, turn left for The paddocks and keep left, proceed to end of cul de sac to subject property.

GPS Co-ordinates; 52.423033, -8.659594 or alternatively use Eircode: V35 A020.

Agent Information:

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