

For Sale by Private Treaty

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Tully

Glenroe Co. Limerick



Michael Dorgan Auctioneers & Valuers are delighted to present this substantial country house to the market, Extending to C.2500sqft with 6 double bedrooms, numerous reception rooms, utility & bathrooms all on a large site with areas set out in lawn and gravel, a detached garage and mountain views. Strategically located with both the Jack Lynch tunnel & Limerick both 45minutes away, this fine property represents a superb opportunity for those seeking space & convenience with all the benefits of the countryside. Viewing recommended.

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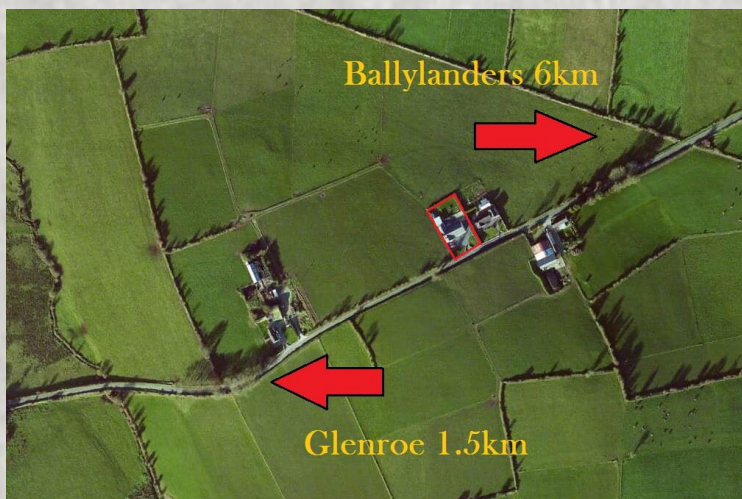
www.daft.ie
www.myhome.ie



Location



Located just off the r517 Mitchelstown to Kilfinane road Less than 15minutes from Mitchelstown, a short drive from the amenities of Kilfinane and Ballylanders, with shops, school, sports facilities, bus stop.Both The Jack Lynch tunnel and Limerick are within 45minutes drive. Despite such convenience the property benefits greatly from a picturesque scenic location, with an ample site offering all the benefits of the countryside.



Location Map



Description...

This substantial 6bedroom family home is situated on a superb large site, approached by a gravel drive, the property benefits from mainly mature shrubs & there are areas set out in lawn and concrete. The property can boast the following:

- Spacious living accommodation.
- Very well insulated property.
- Oil fired central heating.
- Water – own well
- Septic tank
- Numerous outbuildings to include:
 - Detached garage
- Kerbing.
- Two large reception rooms.
- Three solid fuel stoves-one of which has a back boiler.
- Timber floors & Ceramic tiles throughout.
- Short distance from Mitchelstown and the M8 motorway.
 - Jack Lynch tunnel 45minutes
 - Limerick 45minutes



Accommodation:



Entrance hallway.

6.98 x 1.95

(22' 11" x 6' 5")

- Solid timber floor
- Numerous light fittings
- Picture rail
- Cornicing
- Wired smoke detectors
- Radiators
- Power points
- Velux window flooding the area with natural light.



Living room:

4.57 x 3.48

(15' 0" x 11' 5")

- Laminate timber floor
- Light fitting
- Cornicing
- Radiator.
- Power & Television points.
- Quality skirting & Architraves.
- Solid timber fireplace with cast iron insert & ceramic tile heart.



Snug:

Second reception room

5.05 x 4.60

(16' 7" x 15' 1")

- Timber floor.
- Cornicing.
- Radiator.
- Superb stand stone feature fireplace with
Liscannor stone heart & inset solid fuel stove.
- Light fitting and recessed lights.
- French doors with leaded glass detail.
- Power & Television points
- Quality skirting & Architraves.



Kitchen/Dining room:

7.34 x 4.72

(24' 1" x 15' 6")

- Ceramic floor tiles.
- Wall & Floor Kitchen units with neutral worktops & breakfast counter.
- Stainless steel double sink, mixer tap.
- Integrated hob, extractor fan.
- Recessed lighting.
- Double oven.
- Tile back splash.
- Solid fuel stove with back boiler.



Utility:

2.62 x 2.38

(8' 7" x 7' 10")

- Ceramic floor tiles.
- Wall & floor units with woodgrain work top.
- Internal Oil fired central heating boiler.
- Plumbed for washing machine & Dryer.

W/C:

2.89 x 2.12

(9' 6" x 3' 8")

- Ceramic wall & floor tiles.
- WHB
- Toilet

Hot-press:

2.34 x 1.17

(7' 8" x 3' 10")

- Ceramic floor tiles.
- Shelved.
- Large insulated hot water cylinder.

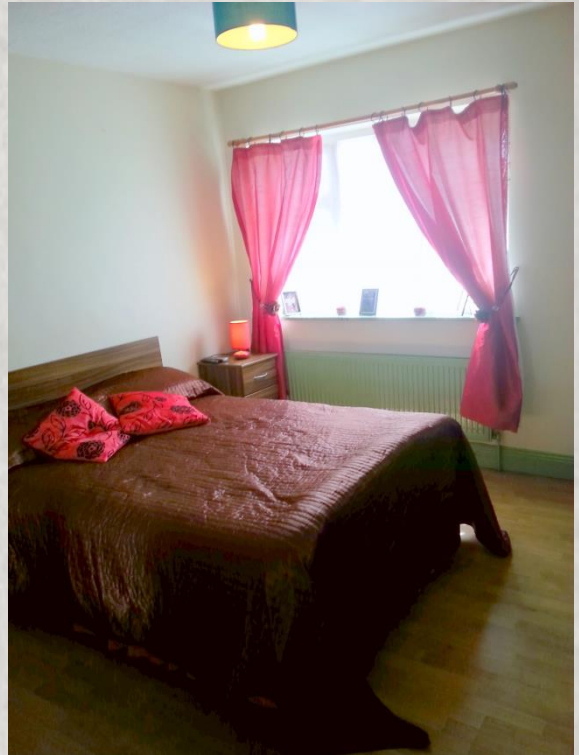


Bedroom 1:

3.71 x 3.37

(12' 2" x 11' 1")

- Timber floor.
- Radiator.
- Power points.
- Built in wardrobe.



Bedroom 2:

3.68 x 3.07

(12' 1" x 10' 1")

- Timber floor.
- Radiator.
- Power points.
- Built in wardrobe.



Bedroom 3.

3.58 x 2.87

(11' 9" x 9' 5")

- Timber floor.
- Radiator.
- Power points.
- Television point.
- Built in Wardrobe.



Bedroom 4.

3.86 x 3.15

(12' 8" x 10' 4")

- Timber
- Radiator.
- Power points.
- Built in Wardrobe.



Bedroom 5:

3.86 x 3.25

(12' 8" x 10' 8")

- Timber floor
- Radiator.
- Power points.
- Built in Wardrobe.



Bathroom:

4.16 x 3.81

(13' 8" x 12' 6")

- Tiled wall to wall.
- Ceramic floor tiles.
- Double threshold shower.
- Extractor fan.
- Radiator
- Bath.
- Toilet.
- Bidet.
- WHB.



Bedroom 6:

(Main bedroom)

4.52 x 3.94

(14' 10" x 12' 11")

- Power points & Television point.
- Timber floor.
- Radiator.
- Built in wardrobe.
- Patio door onto garden.
- Ensuite & Walkin Wardrobe.



Walkin Wardrobe.

2.51 x 1.98

(8' 3" x 6' 6")

- Timber floor
- Shelved

Ensuite.

2.39 x 1.19

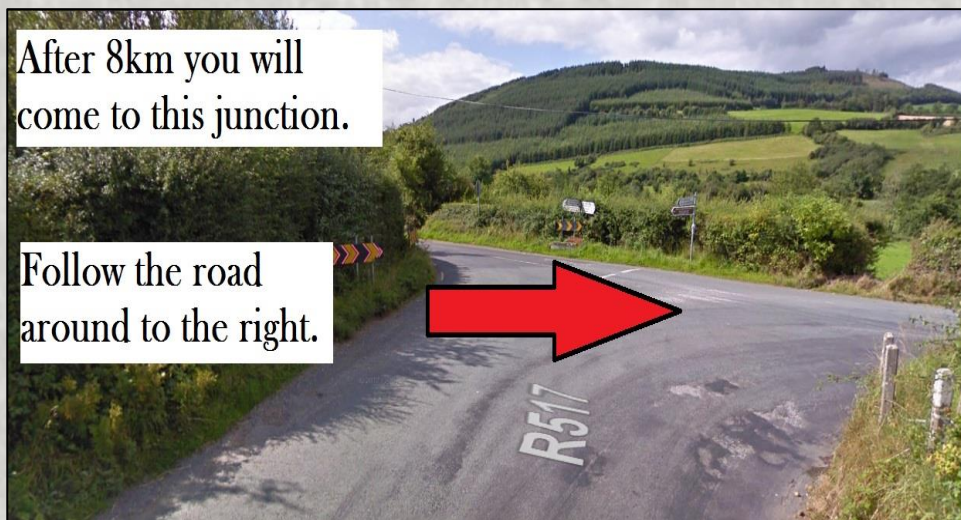
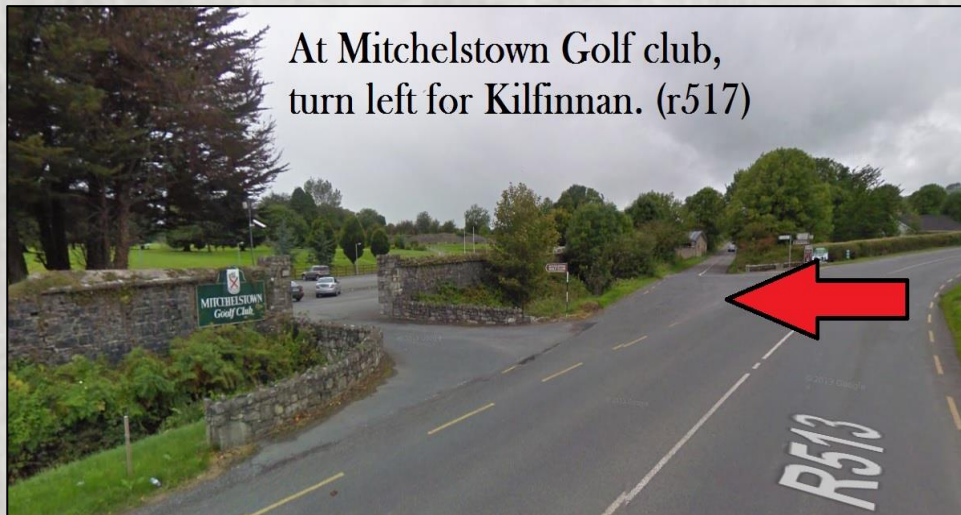
(7' 10" x 3' 11")

- Tiled wall to wall.
- Ceramic floor tiles.
- Mira Elec shower.
- Toilet.
- WHB

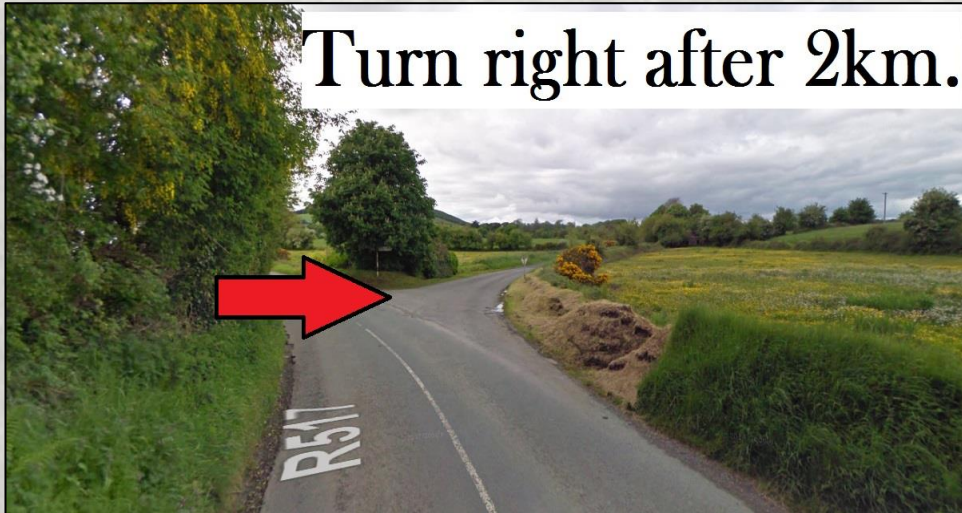
Documents:



Directions:



Turn right after 2km.



Turn right at Church.



Property is here on the rhs after 1km.



Terms:



Guide: €230,000

This Beautiful Property is being offered
for Sale by private treaty. Terms are
available and to be negotiated on
application with sole agents:

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Viewing: Strictly by Appointment only.



Building Energy Rating

BER: Pending

BER No.

EPI: /m²/yr

Full BER Certs & Advisory reports
available on request.

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