



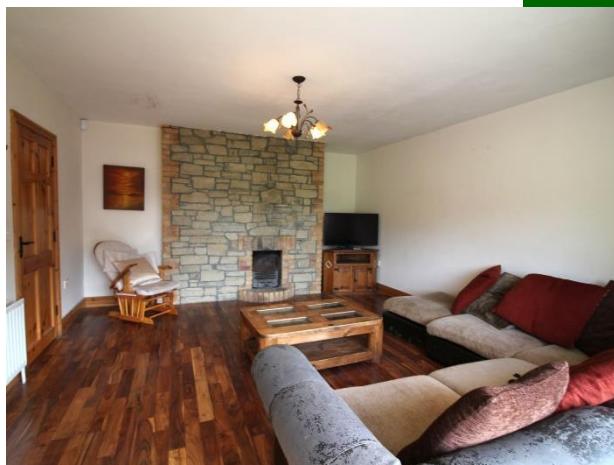
Cliona House, Caher Road, Munget, Co.  
Limerick



**Guide Price**  
**€550,000**



GVM announce to the market a beautifully appointed and stunningly attractive five bedroom detached residence, oozing character and standing on a substantial and prominently positioned Circa 0.4 st acre site.





This magnificent home is situated in this much sought after location, surrounded by other equally impressive houses and enjoys all the benefits of living close to Raheen Business Park, University Hospital, The Crescent Shopping Centre, excellent Primary & Secondary Schools, wonderful sporting facilities and easy connectivity to the Motorway. Mungret Recreation Park is also another tremendous facility in this area and compliments the local walking paths and cycle lanes.



Cliona House offers relaxed and tranquil country living and yet is just a two minute drive from the established and leafy southside suburb of Raheen. This home is just ideal for those in search of a property that has stature and class. The extensive and very well laid out living accommodation is complimented by five good sized bedrooms and three bathrooms.

Inspection is very highly recommended.



#### **Rooms:**

**Entrance Porch** Tiled flooring. Alarm Point.

#### **Entrance Hallway**

Solid timber flooring

**Sitting room** Solid Timber flooring. Bay windows. Feature brick fireplace. TV point.

4.05m (13'3") x 5.05m (16'7")

**Kitchen / Dining room** Fully fitted kitchen. Built in oven and hob. Solid fuel Stove. TV Point. Solid, timber and tiled flooring. 8.05m (26'5") x 5m (16'5")

**Sunroom** Solid timber flooring. Timber ceiling. Recessed lights.

4m (13'1") x 3.09m (10'2")

**Utility** Fully plumbed. Tiled flooring.

2.02m (6'8") x 2.09m (6'10")





**Bathroom** Fully tiled. Jacuzzi corner bath. Separate shower unit. 2.09m (6'10") x 2.05m (6'9")

**Bedroom 1** Double room. Laminated flooring. Walk in wardrobes. 3.01m (9'11") x 3.06m (10'0")

**Bedroom 2** Carpet flooring  
3.01m (9'11") x 3.02m (9'11")

**Bedroom 3** Main bedroom. Carpet flooring. Walk in wardrobes. Ensuite - Fully tiled. Electric shower.  
7m (23'0") x 5m (16'5")

**Bedroom 4** Double room. Timber flooring. Ensuite :- partly tiled. 4.09m (13'5") x 4.04m (13'3")

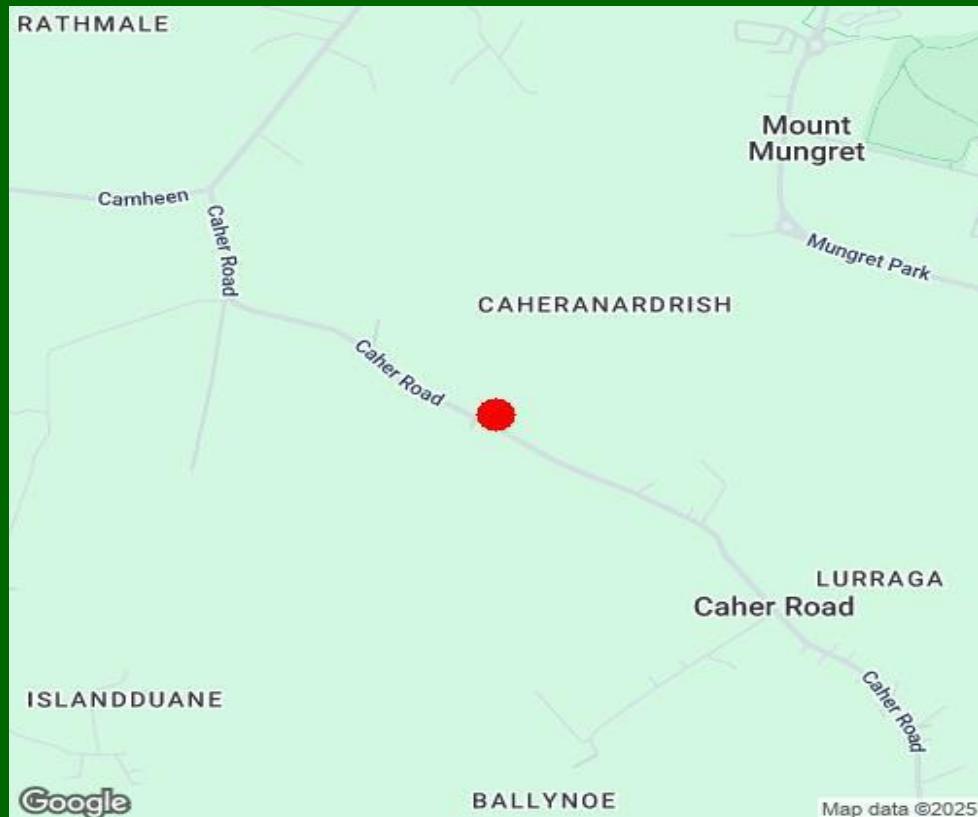
**Bedroom 5** Double room. Laminated flooring  
2.03m (6'8") x 3.04m (10'0")



## Features:

- Built in 2006 on a circa 0.4 acre site
- Extending to circa 215 sq metres
- Large detached garage
- Oil fired central heating
- Landscaped gardens
- Double glazed windows.





### Property Directions:

Enter eircode V94RX2H to your mobile device to direct straight to the door of this property.

### Agent Information:

**Contact :- John O' Connell    Mobile :- 087-6470746**

**Email :- [johnoconnell@gvm.ie](mailto:johnoconnell@gvm.ie)**

#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

**GVM**  
**AUCTIONEERS**

#### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

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)