



Ballytigue Lower, Bruree, Co Limerick

V 35 A992



Price: €375,000



Charming and substantial 5 bedroom detached residence nestled on a mature C. 1.5 St. Acre site in this most idyllic setting within ten minutes drive of both Kilmallock and Charleville and within commuting distance of both Limerick & Cork.



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### Rooms:

Entrance Hall - With Tiled floor, 13'6" (4.11m) x 10'10" (3.3m)

Sittingroom - With Laminated wooden floor and feature fireplace, 13'8" (4.17m) x 13'8" (4.17m)

Study/Office - 8'9" (2.67m) x 8'0" (2.44m)

Livingroom - With laminated wooden floor, feature fireplace and bay window, French doors leading to Kitchen/dining, 18'0" (5.49m) x 14'8" (4.47m)

Kitchen/dining - With tiled floor and splashback, fitted units, recessed lighting, integrated oven and hob. French patio doors leading to rear, 23'0" (7.01m) x 13'4" (4.06m)

Sun Lounge - With tiled floor, vaulted wooden ceiling, 12'10" (3.91m) x 9'6" (2.9m)

Guest Toilet - Fully tiled with toilet and wash hand basin.

Utility Room - With fitted units, stainless steel sink, tiled floor, plumbed for washing machine, 13'4" (4.06m) x 7'6" (2.29m)

Shower Room - Fully tiled with toilet, shower and wash hand basin, 8'8" (2.64m) x 4'9" (1.45m)

### Upstairs

#### Bedroom No 1

With built in wardrobe, solid wooden floor, 13'8" (4.17m) x 13'8" (4.17m), Ensuite - Fully tiled







with toilet, shower cubicle and wash hand basin, 5'3" (1.6m) x 5'6" (1.68m)

Bedroom No 2 (Master Bedroom) - With wooden floor, built in wardrobe and bay window,

14'3" (4.34m) x 14'4" (4.37m), Ensuite -Fully tiled with toilet, shower cubicle and wash hand basin, 7'0" (2.13m) x 5'0" (1.52m), Walkin Wardrobe

Bedroom No 3 – With wooden floor and builtin wardrobe, 11'4" (3.45m) x 10'10" (3.30m)

Bathroom With bath, toilet and wash hand basin, fully tiled, 9'4" (2.84m) x 8'3" (2.51m)

Bedroom No 4 – With wooden floor, 10'10" (3.30m) x 9'6" (2.89m)

Bedroom No 5 – With wooden floor, 13'3" (4.03m) x 11'0" (3.35m)

Detached Garage – 22'6" (6.85m) x 15'6" (4.72m)



### Features:

Oil Fired Under Floor Central Heating

Stira Stairs leading to large floored Attic

DG UPVC Windows

B3 Ber

Well Water Supply

Septic Tank

C 1.5 St, Acre Mature Site

Gravel Driveway

Within 3 miles of Bruree

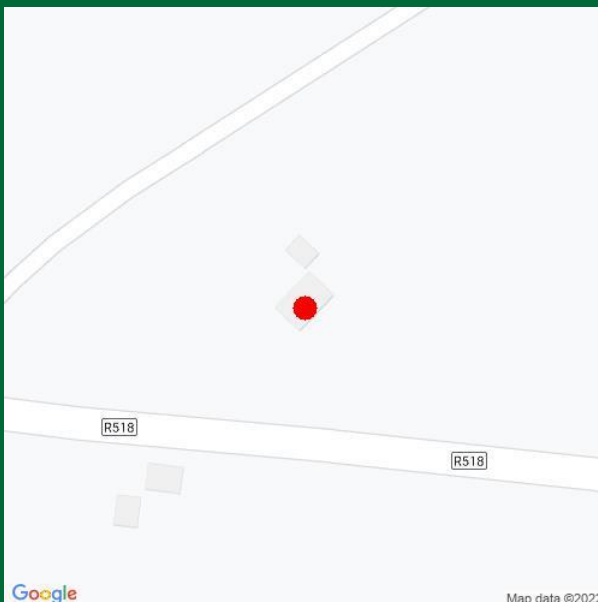
Nearby villages include Bruree, Granagh & Banogue



### Outside:

C. 1.5 St. Acre Mature site, Gravel Driveway, Recessed Entrance, Detached Garage 22'6" x 15'6"





### Directions:

From Limerick take Cork Road turn right at O'Rourke's Cross, proceed for 2.8 KM, the property is on the right hand side. Co-ordinates: 52.431786, -8.731725 or simply use Eircode: V35 A992.

### Agent Information

Richard Ryan

Email: [richardryan@gvm.ie](mailto:richardryan@gvm.ie)

Mobile: (087) 8067772.



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)