



``The Gables`` ,Ardykeohane, Bruff, Co. Limerick, V35 VE42.



**Guide Price €375,000**



Nestled on edge of the vibrant town of Bruff, this four-bedroom detached dormer bungalow is a rare opportunity to acquire a generously proportioned home, ideal for family living while enjoying the benefits of a peaceful yet well-connected setting.



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Extending to generous proportions throughout, the property provides a warm and inviting layout that is perfectly suited to modern family living. While in need of some renovation work, this home is brimming with potential, offering buyers the opportunity to design and personalise a space to their own style and vision.

Accommodation comprises an entrance hall, kitchen/dining area, sunroom, living room, utility room, guest W/C and downstairs bedroom with an ensuite on the ground floor. The first floor comprises of three bedrooms, a main bathroom, en-suite bathroom.



Discretely set back from the public road, the property benefits from a private and secluded suburban setting. With local amenities all within walking distance, this property combines convenience with excellent potential to create a comfortable and stylish home.

Call Richard Ryan on 063 98555 or 087 8067772



#### Rooms:

##### Entrance Hall

With tiled floor.

12'11" (3.94m) x 22'9" (6.93m)

##### Living Room

With wooden floor, Marble fireplace and solid fuel stove.

16'4" (4.98m) x 19'8" (5.99m)

##### Kitchen/Dining Room

Fitted kitchen with integrated appliances, granite worktops, a central island and combination of tiled and wooden floor.

16'6" (5.03m) x 26'4" (8.03m)





### Sunroom

With wooden floor and double doors opening to the rear garden.

11'10" (3.61m) x 12'0" (3.66m)

### Utility Room

With tiled floor & plumbed for washing machine.

13'3" (4.04m) x 5'11" (1.8m)



### Guest toilet

With tiled floor, toilet & wash hand basin.

7'6" (2.29m) x 6'2" (1.88m)

### Downstairs Bedroom

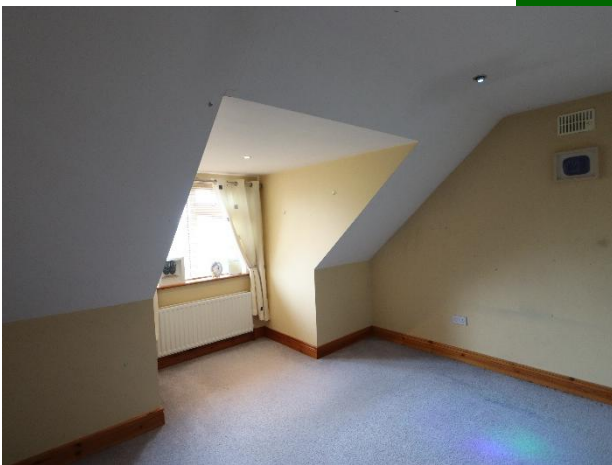
With carpet flooring.

13'0" (3.96m) x 12'11" (3.94m)

### Ensuite

Fully tiled walls and flooring, with a shower, toilet, and wash hand basin.

2'10" (0.86m) x 8'3" (2.51m)



### Upstairs

#### Bedroom No. 1

With carpet flooring.

23'0" (7.01m) x 11'11" (3.63m)

### Ensuite

Fully tiled walls and flooring, with a shower, toilet, and wash hand basin.

2'10" (0.86m) x 8'6" (2.59m)



#### Bedroom No. 2

With carpet flooring.

11'4" (3.45m) x 10'10" (3.3m)

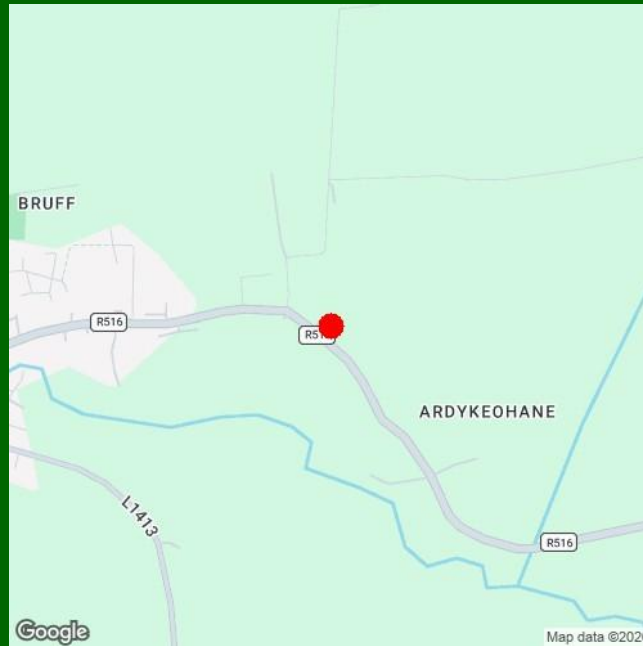
#### Bedroom No. 3

With carpet flooring and fitted wardrobes.

12'7" (3.84m) x 15'5" (4.7m)

## Features:

- Oil Fired Central Heating.
- DG UPVC windows.
- Mains Water & Sewerage.
- C. 0.5 Statue Acre Site.
- C1 BER.
- Within walking distance to all amenities.
- 30 minute drive to Limerick City



## Property Directions:

Situated on the R516 Bruff/Hospital within 500 meters from Bruff GAA Club. Co-ordinates 52.475898, -8.536154 or alternatively use Eircode: V35 VE42.

## Agent Information:

**Richard Ryan**

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### Disclaimer

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