



## 26 Dromsally Woods, Cappamore, County Limerick



**Price €250,000**



GVM present to the market a very attractive and sensibly priced three bedroom two storey semi detached residence situated on the outskirts of the charming village of Cappamore and just a short walk from all the wonderful amenities and facilities associated with this picturesque locality. No 26 offers bright, spacious and well proportioned living and bedroom accommodation and is in excellent general condition throughout.



The property is overlooking a very pleasant green area and is for sale at a very attractive price point for intending house buyers. Just 20 minutes drive from Limerick City and also easily accessible to The University of Limerick and The Motorway. Renowned local primary school, good local shops, welcoming pubs and restaurants and fantastic local and tranquil walkways at the nearby Clare Glens and Slieve Felim Way. Inspection of this idyllic, bright and spacious home is very highly recommended.

#### **Rooms:**

#### **Entrance hallway**

Tiled flooring. Porch.

#### **Sitting room**

Open fireplace. Coving surround. T.V point.

4.6m (15'1") x 4.1m (13'5")

#### **W.C**

W.C & whb. Fully tiled.

1.6m (5'3") x 1.3m (4'3")

#### **Kitchen/dining room**

Fully fitted kitchen. Built in oven & hob. Integrated fridge freezer.

6m (19'8") x 3.03m (9'11")

#### **Utility room**

Fully plumbed. Tiled flooring.

2.7m (8'10") x 1.6m (5'3")

#### **Bedroom 1**

Master. Carpet flooring. Walk in wardrobes. En suite - Fully tiled & Triton electric shower.

4.1m (13'5") x 2.8m (9'2")

#### **Bedroom 2**

Carpet flooring. Double built in wardrobes.

3m (9'10") x 2.08m (6'10")



### **Bedroom 3**

Single. Carpet flooring.

3.3m (10'10") x 2.6m (8'6")

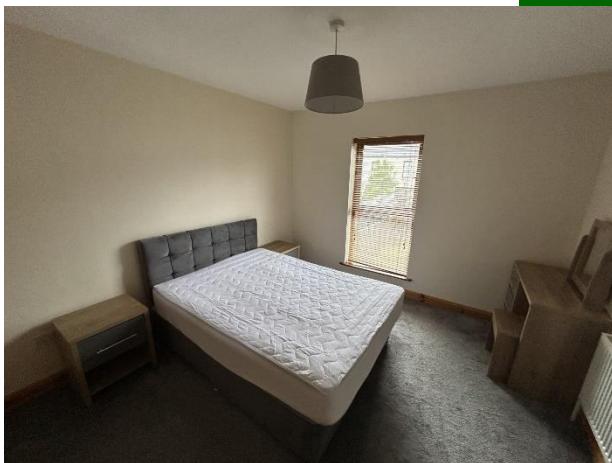
### **Main bathroom**

Fully tiled. Mira shower.

2.2m (7'3") x 1.5m (4'11")

### **Features:**

- Mains water and sewage
- Walking distance to all the great local amenities
- Thriving and very active local community
- Wonderful local sporting facilities and 3 golf courses within 20 minutes drive
- Excellent decorative condition and very much in turnkey condition
- Top class secondary school in nearby Doon
- A warm and inviting home endowed with soft decor and furnishings
- Good off street parking
- Mature gardens
- Double glazed UPVC windows and oil fired central heating system





### Property Directions:

Enter eircode V94 V2TW into your mobile device to direct you straight to this property.

### Agent Information:

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#### 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.

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