



Farrihy, Broadford, Co. Limerick, P56 P295



Price €175,000



Spacious 3 bedroom bungalow style residence situated within one mile of Broadford village. The residence rests on a C. 0.5 St. Acre site with magnificent views of the surrounding countryside.





Accommodation comprises of; entrance hall, sittingroom, kitchen, 3 bedrooms, ensuite and main bathroom. Detached Garage. Viewing of this magnificent home comes highly recommended. Contact Richard Ryan on 087 8067772.

## Rooms:

Entrance Hall

Sittingroom

With feature fireplace and bay window

11'6" (3.51m) x 12'3" (3.73m)

Kitchen/dining

With tiled floor & splash back fitted units integrated oven, hob & extractor. Brick fireplace with solid fuel stove.

21'0" (6.4m) x 16'6" (5.03m)

Bathroom

Fully tiled with wash hand basin, bath, triton t90si shower & toilet

10'8" (3.25m) x 6'0" (1.83m)

Bedroom No 1

With laminated wooden floor and built in wardrobe

10'9" (3.28m) x 10'0" (3.05m)

Ensuite (Bedroom No 1)

Fully tiled with wash hand basin, shower & toilet

6'3" (1.91m) x 3'2" (0.97m)





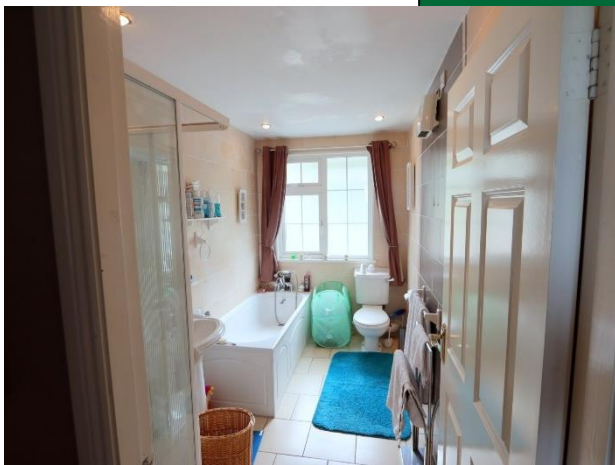
Bedroom No 2

With laminated wooden floor and built in wardrobe  
19'0" (5.79m) x 12'6" (3.81m)



Bedroom No 3

With laminated wooden floor and built in wardrobe  
6'0" (1.83m) x 8'9" (2.67m)



### Features:

Storage Central Heating

DG UPVC windows

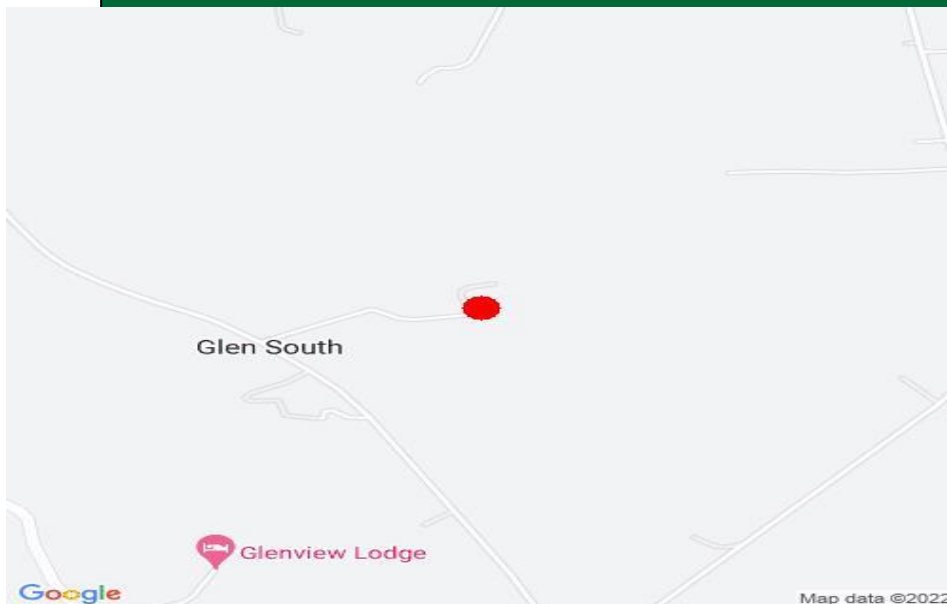
Well Water Supply

Septic Tank Sewerage

C. 0.5 St. Acre Site

Detached Garage

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### Directions:

As you enter Broadford from Dromcolliher take the first left on Main Street, proceed for 1.4 KM and turn left, proceed for 300 meters the property is located on the left hand side. Co-ordinates 52.335641, - 8.962896 or alternatively use Eircode: P56 P295.

### Agent Information

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