



Doon East, Doon, Co. Limerick



Guide Price €380,000



GVM present to the market a stunningly attractive bungalow residence set in the delightful and scenic surrounds and just a very short distance from Doon, This beautifully presented home offers an ideal blend of modern comfort and countryside charm.



Constructed in 2008 and maintained to an excellent standard, the property is in turnkey condition, ready for immediate occupation.

Boasting an impressive A3 BER rating, the home benefits from a newly installed air-to-water heating system, ensuring exceptional energy efficiency and year-round comfort.



The interior has been recently repainted in a fresh, neutral palette, complemented by newly fitted carpets in all bedrooms, creating a warm and inviting atmosphere throughout.

Externally, the property is equally impressive. Newly installed stud rail fencing neatly defines the boundaries, enhancing both privacy and curb appeal. The landscaped gardens have been thoughtfully designed and maintained, offering a wonderful outdoor space ideal for relaxing, entertaining, or family enjoyment.



Located in the sought-after area of Doon East, this home enjoys the tranquillity of rural living while remaining within easy reach of local amenities, a state of the art and very popular secondary school, a renowned primary school and transport links.

This is a superb opportunity to acquire a stylish, energy-efficient home in a picturesque and convenient setting.

Rooms:

Entrance hallway Tiled flooring

Sitting room Feature open fireplace. TV point. Laminate flooring. 4.02m (13'2") x 6m (19'8")

Dining room TV point. Laminate flooring
4.02m (13'2") x 4.02m (13'2")

Kitchen Fully fitted kitchen. Built in oven and hob. Tiled flooring. TV point. Recess lights.
7.04m (23'1") x 3.06m (10'0")

Utility room Tiled flooring. Fully plumbed
3.02m (9'11") x 1.09m (3'7")



Bathroom

Partly tiled. Separate shower unit. Triton shower
2.04m (6'8") x 4.05m (13'3")

Bedroom 1 Double bedroom. Carpet flooring. TV point. 3.07m (10'1") x 3.07m (10'1")

Bedroom 2

Double bedroom. Carpet flooring. TV point.

Bedroom 3 Double bedroom. Carpet flooring. Walk in wardrobe. Ensuite 2.5 X 1.4. Electric shower fitted.
3.06m (10'0") x 3.06m (10'0")

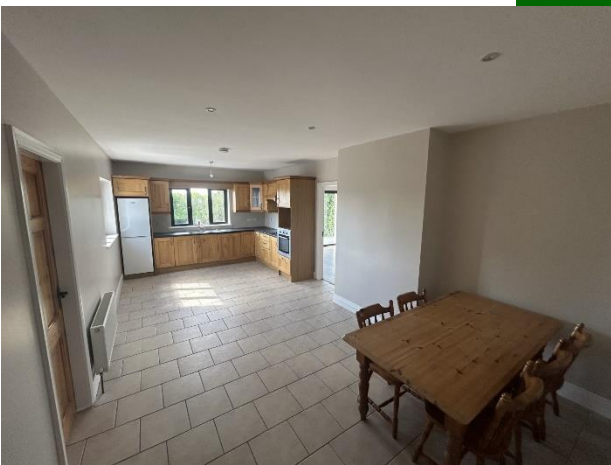
Bedroom 4 Double bedroom. Solid timber flooring. Ensuite 2.0 X 3.3 :- Partly tiled. Electric shower.
4.05m (13'3") x 3.06m (10'0")

Storage room 1 4 Double sockets
10.01m (32'10") x 4.06m (13'4")

Storage room 2 4.04m (13'3") x 4.04m (13'3")

Features:

- Newly installed air to water heating system
- New stud rail fencing surrounding a manicured and landscaped site
- Double glazed UPVC windows
- Built in 2008 to a very high standard. A3 rated home
- Mains water. Interior and exterior fully repainted recently
- Wired for alarm
- New carpets in all bedrooms
- Great local walkways on Slieve Felim and the Greenway
- Limerick City just 20 minutes drive. Footpath to Doon village from the property
- Schools, shops, and sporting amenities all close by.





Property Directions:

Enter eircode V94P73C to your mobile device to direct you straight to this property.

Agent Information:

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Disclaimer

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