



Eyon, Murroe, Co. Limerick



**Guide Price**  
**€150,000**



This property is a four-bedroom detached home located on the main Limerick to Cappamore Road.





GVM present to the market a four bedroom detached residence maintained in good condition throughout standing on a Circa 0.5 st acre imposing site. This property enjoys all the benefits of relaxed and tranquil living and yet located within easy reach of both Murroe and Cappamore Villages, both having an excellent range of amenities including Schools, Supermarkets, wonderful local walkways and fantastic sporting facilities. Located on the main road linking Cappamore to Boher/Limerick City.



This home enjoys well proportioned living and bedroom accommodation and the price point must be attractive for aspiring buyers. Just 20 minutes drive to University of Limerick and The Motorway. Qualifies for the home improvement grants of up to €70,000 (subject to T & C).

Viewing of this extensive property is very highly recommended.



### **Rooms:**

#### **Entrance Hallway**

1.09m (3'7") x 4.05m (13'3")

#### **Living Room**

Open fireplace

2.08m (6'10") x 4.03m (13'3")

#### **Kitchen**

3.05m (10'0") x 3.01m (9'11")

#### **Dining Room**

4.04m (13'3") x 4.02m (13'2")

#### **Front Porch**

1.08m (3'7") x 1.05m (3'5")





### **Bathroom**

3.05m (10'0") x 1.04m (3'5")

### **Bedroom 1**

2.06m (6'9") x 4.03m (13'3")

### **Bedroom 2**

4.04m (13'3") x 4.02m (13'2")

### **Bedroom 3**

3.01m (9'11") x 3.02m (9'11")

### **Bedroom 4**

3m (9'10") x 4.05m (13'3")

### **Guest wc**

1m (3'3") x 1.09m (3'7")

### **Attached Shed**

3.06m (10'0") x 4.06m (13'4")

## **Features:**

- Septic tank
- Mains water
- Very centrally located
- Spacious living and bedroom accommodation
- Attractive price point for buyers
- Easy access to both Cappamore and Limerick City
- Tastefully Presented Throughout



### Property Directions:

Proceed out the main Limerick to Tipperary road pass through Boher village and take next left turn for Cappamore. Take first right turn for Cappamore, Proceed for 1 km. This property is located on the left hand side of the road. GVM sign thereon

### 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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