



Crawford Street, Bruff, Co. Limerick



Price €130,000



Nestled in the vibrant village of Bruff, this traditional cottage presents a rare opportunity to acquire a property brimming with character and outstanding potential. Ideally positioned just off the main street, the home enjoys excellent accessibility while benefiting from an impressively large rear garden —perfect for future development, landscaping, or simply enjoying outdoor living.



The accommodation comprises a living room featuring a traditional fireplace, a kitchen area with ample natural light, and further space offering scope for reconfiguration or extension (subject to planning permission). While the property requires refurbishment and modernisation throughout, it provides a blank canvas for buyers seeking to create a bespoke home tailored to their own tastes.



To the rear, the expansive garden is a standout feature—offering privacy, mature greenery, and endless possibilities for expansion or recreational use. This is a particularly attractive prospect for those looking to combine village living with substantial outdoor space.

Located within walking distance of all local amenities including shops, schools, cafes, and sporting facilities, and just a short drive to Limerick City, this property combines convenience with opportunity.



Rooms:

Entrance hallway

Living room

3.3m (10'10") x 3m (9'10")

Sitting room

Laminated flooring.

2.2m (7'3") x 2.1m (6'11")

W.C

W.C & Shower. Laminated flooring.

2.7m (8'10") x 1.2m (3'11")

Bedroom 1

3.8m (12'6") x 2.7m (8'10")





Bedroom 2

2.4m (7'10") x 2.2m (7'3")

Kitchen

Tiled flooring. Tiled splash back.

2.8m (9'2") x 2.7m (8'10")

Dining room

Tiled floor.

5.4m (17'9") x 2.2m (7'3")



Bedroom 3

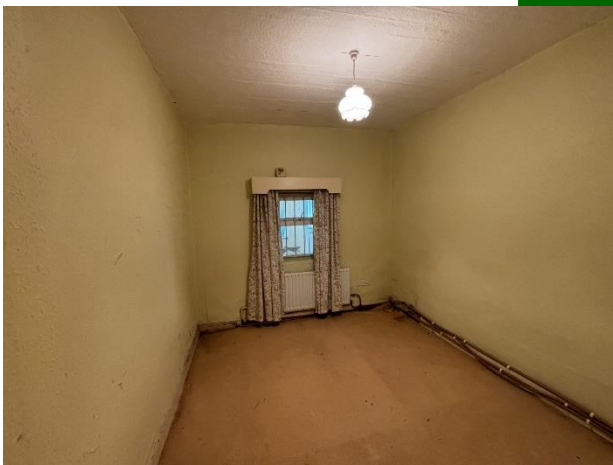
Laminated flooring.

3.2m (10'6") x 2.5m (8'2")

Main bathroom

Laminated flooring.

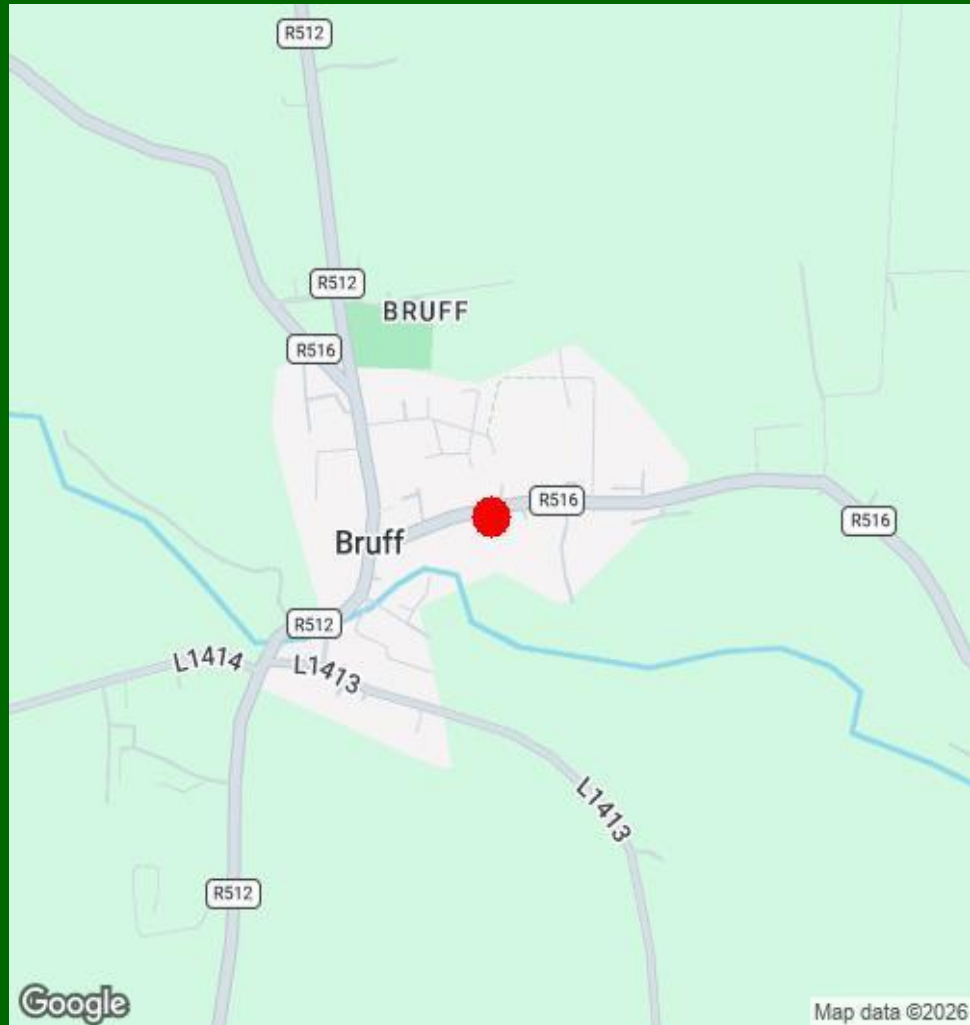
2.7m (8'10") x 2.7m (8'10")



Features:

- Prime location in the centre of Bruff
- Large rear garden with development potential
- Traditional cottage full of character
- Excellent renovation opportunity
- Walking distance to all amenities
- Easy access to Limerick City
- Qualifies for the refurbishment grant





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Disclaimer

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