



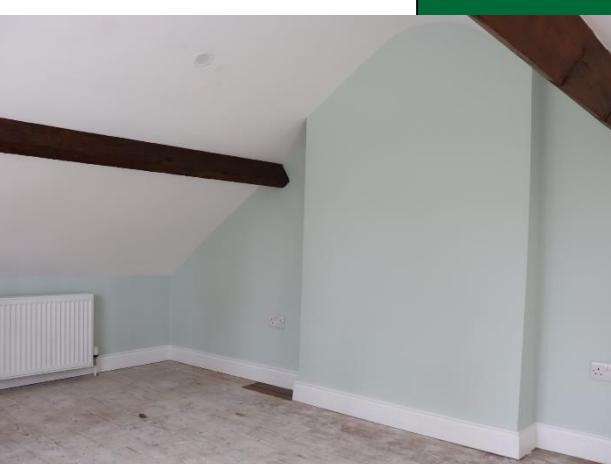
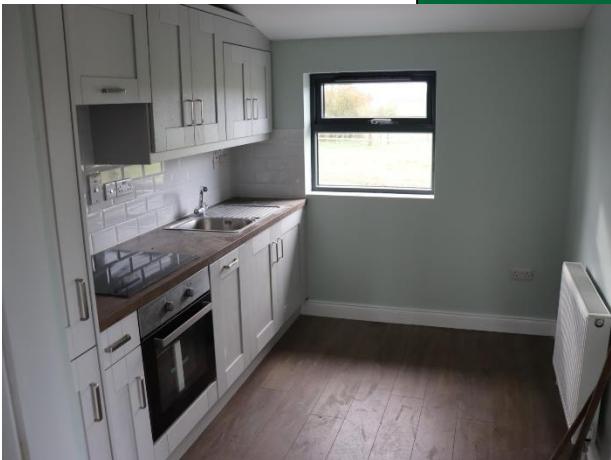
Ardykeohane, Bruff, Co Limerick,
V35 PN28



Guide Price: €195,000



Charming recently refurbished 2-bedroom extended cottage style residence. The residence rests on a C. 1.25 St. Acre site and is situated within 1 KM of the popular town of Bruff where you will find all your essential services.



Charming recently refurbished 2-bedroom extended cottage style residence. The residence rests on a C. 1.25 St. Acre site and is situated within 1 KM of the popular town of Bruff where you will find all your essential services. Accommodation comprises of; sittingroom, kitchen, 2 bedrooms and shower-room. Stone build utility detached shed.

Outside:

This property rests on a C. 1.25 St. Acre site which contains a large paddock which has recently been professionally fenced.

Viewing of this magnificent home comes highly recommended. Contact Richard Ryan on 087 8067772.

Rooms:

Sitingroom

With feature fireplace and laminated wooden floor.

14'8" (4.47m) x 10'3" (3.12m)

Bedroom 1

With laminated wooden floor.

14'9" (4.5m) x 8'8" (2.64m)

Kitchen

With laminated wooden floor & tiled splash back, fitted units, integrated electric oven, hob and extractor.

10'6" (3.2m) x 7'10" (2.39m)

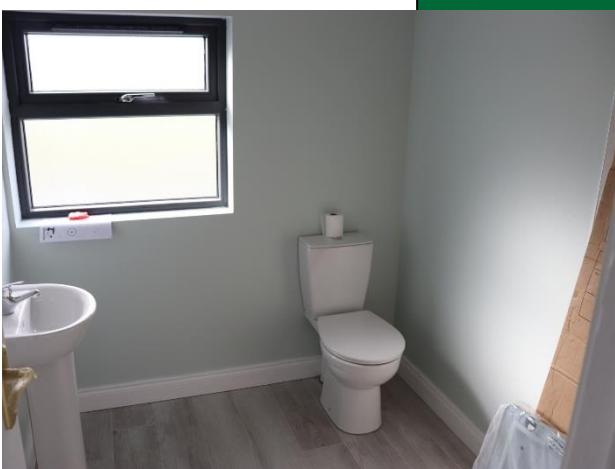
Shower Room

With wash hand basin,toilet and electric shower.

6'0" (1.83m) x 7'0" (2.13m)

Upstairs - Bedroom 2

11'5" (3.48m) x 14'9" (4.5m)



Features:

Oil fired central heating

DG UPVC windows.

Mains Water.

Septic Tank Sewerage.

C. 1.25 St. Acre Site.

Stone build utility detached shed.

BER C3

Directions:

From Bruff take the Hospital Road, proceed for 1 KM after Bruff GAA grounds, the property is situated on the right-hand side, co-ordinates: 52.471667, -8.530999 or alternatively use Eircode: V35 PN28.

Agent Information

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