



Riverview House, Ballycahill, Knocklong, Co. Limerick, V35 DE77



Price €395,000



Riverview House offers a unique opportunity to acquire a residence of unique charm and character standing on C. 8 St. Acres of excellent quality Golden Vale lands situated in an idyllic peaceful country setting within 2 KM of Hospital.



This charming residence is approached via a tree lined avenue, was sensitively extended in the mid-1990s and boasts many of its original features while at the same time offering all the comforts of modern-day living. The property is maintained in excellent condition throughout.



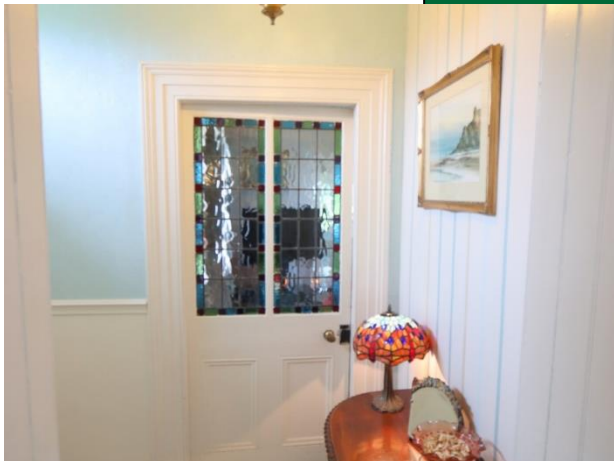
It offers extremely comfortable and spacious accommodation consisting of; entrance hall, sittingroom, livingroom, dining room, kitchen/dining, utility and guest toilet. There are four bedrooms on the first floor (one ensuite) together with main bathroom.

Outside there are beautifully manicured lawns with fantastic flower beds and shrubbery. There is a traditional style out building which is sub divided into; games room, sauna, wood store and tool shed. The lands are all in permanent pasture and are laid out in two well sheltered fields that have well maintained mature hedge rows. The Camogue River flows along the eastern boundary.



Situated just twenty five minutes` drive from the Cork-Dublin rail network at Limerick Junction railway station and also within twenty minutes` drive of the M8 motorway network. This property is the ideal forever family home whether its room for a pony you require or just want to unwind and enjoy the many renowned country lane walks which are on your doorstep.

Early viewing of this property comes highly recommended by GVM Auctioneers sole selling agents.





Rooms:

Entrance Hall

With tiled floor

7'0" (2.13m) x 3'8" (1.12m)

Sittingroom

With feature fireplace

15'10" (4.83m) x 13'10" (4.22m)



Livingroom

With wood burning stove.

16'0" (4.88m) x 17'0" (5.18m)

Diningroom

With tiled floor, solid fuel stove & bay window with integrated seat

16'0" (4.88m) x 9'6" (2.9m)



Kitchen/Dining

With Chinese slate floor, hand painted fitted units with Belfast sink & oil fired Stanley oven. French patio doors leading to large paved patio area

19'0" (5.79m) x 14'4" (4.37m)

Utility

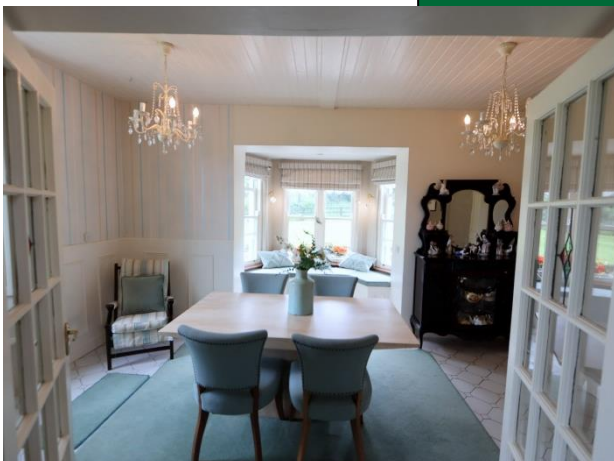
Plumbed for washing machine, fitted units and stainless-steel sink

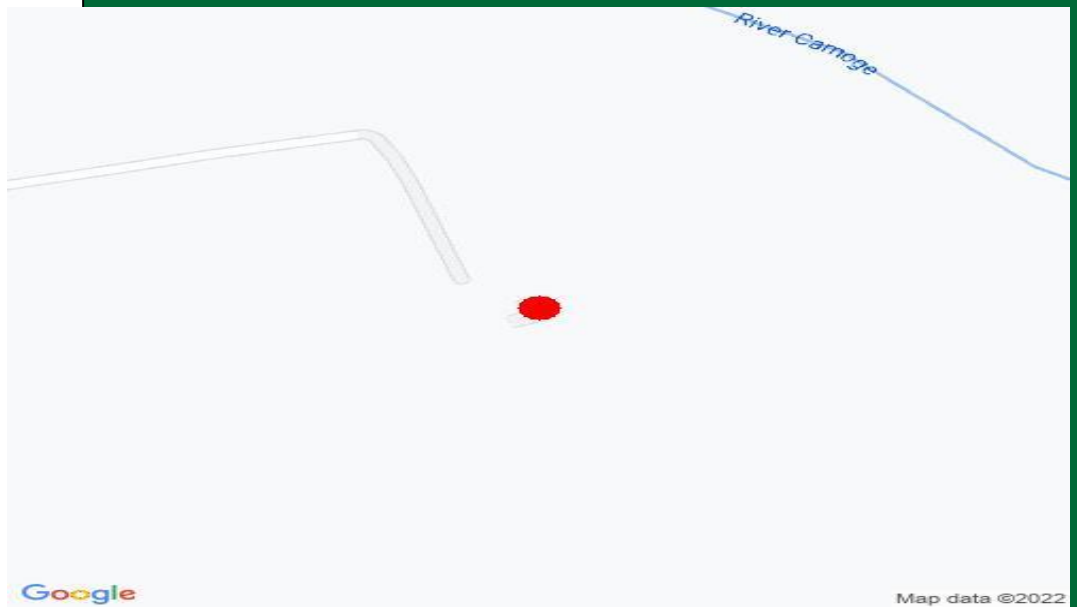
7'6" (2.29m) x 7'3" (2.21m)

Downstairs Toilet

With tiled floor, toilet & wash hand basin

7'6" (2.29m) x 3'2" (0.97m)





Directions:

From Hospital take the Knocklong Road turn right just before Hospital Tennis Club, continue on same road for approximately 1.3 KM and turn left proceed for 250 meters and turn left again for avenue to subject property.

GPS Co-ordinates; 52.451718, -8.436670 or alternatively use Eircode: V35 DE77.

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