



Athlunkard, Corbally, Limerick,  
Co. Clare V94 EYN8



**Guide Price €295,000**



This charming three-bedroom, detached, single-storey residence is located on the main Corbally Road just past the main entrance to Westbury. Nestling on a beautifully appointed and very extensive site, this property offers both comfort and convenience ideal for modern day living.





The well-designed layout provides generous living and bedroom spaces ideal for those in search of a conveniently located home within walking distance of all amenities. There is public transport just a short walk away with Corbally commercial centre positioned just across the road.



This home has been extended over the years and comprises of hall, sitting room, kitchen cum dining, utility, 3 bedrooms and bathroom. There is an extensive range of out offices and sheds ideal for the DIY enthusiast or those seek storage or workshop space. The outstanding site extends to Circa 0.5 st acres with excellent parking and circulation space together with enormous potential to extend or develop. Inspection is very highly recommended.

### **Rooms:**

#### **Entrance hallway**

5.08m (16'8") x 1m (3'3")



#### **Sitting room**

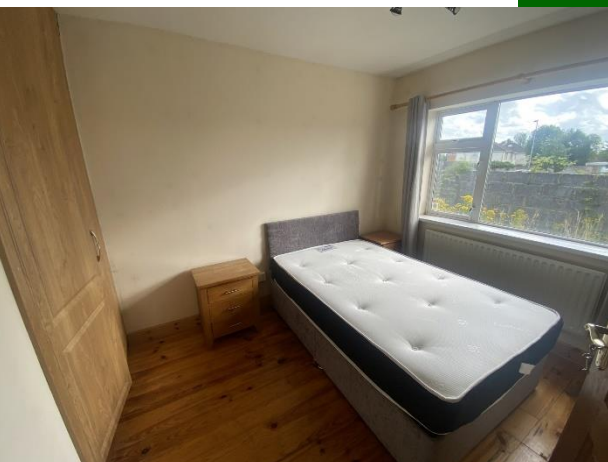
Fireplace. Carpet flooring.

4.05m (13'3") x 3.02m (9'11")

#### **Kitchen / Dining room**

Stanley gas cooker. Tiled flooring.

6.06m (19'11") x 4m (13'1")



#### **Bedroom 1**

Single room

2.06m (6'9") x 2m (6'7")

#### **Bedroom 2**

Double room. Built in Wardrobes.

2.05m (6'9") x 2.06m (6'9")

#### **Bedroom 3**

Double room. Built in wardrobes. Solid timber flooring

4.01m (13'2") x 2.05m (6'9")



### Bathroom

Fully fitted and tiled

2.06m (6'9") x 1.08m (3'7")

### Utility

Plumbed

3.09m (10'2") x 3.03m (9'11")



### Garage

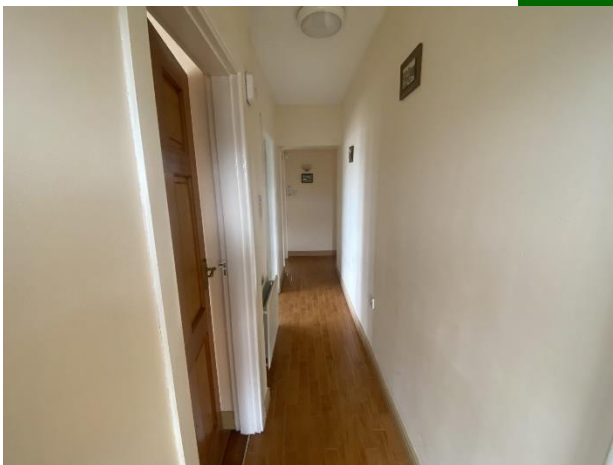
3.03m (9'11") x 3.04m (10'0")

### Workshop

3.09m (10'2") x 3m (9'10")

### Store

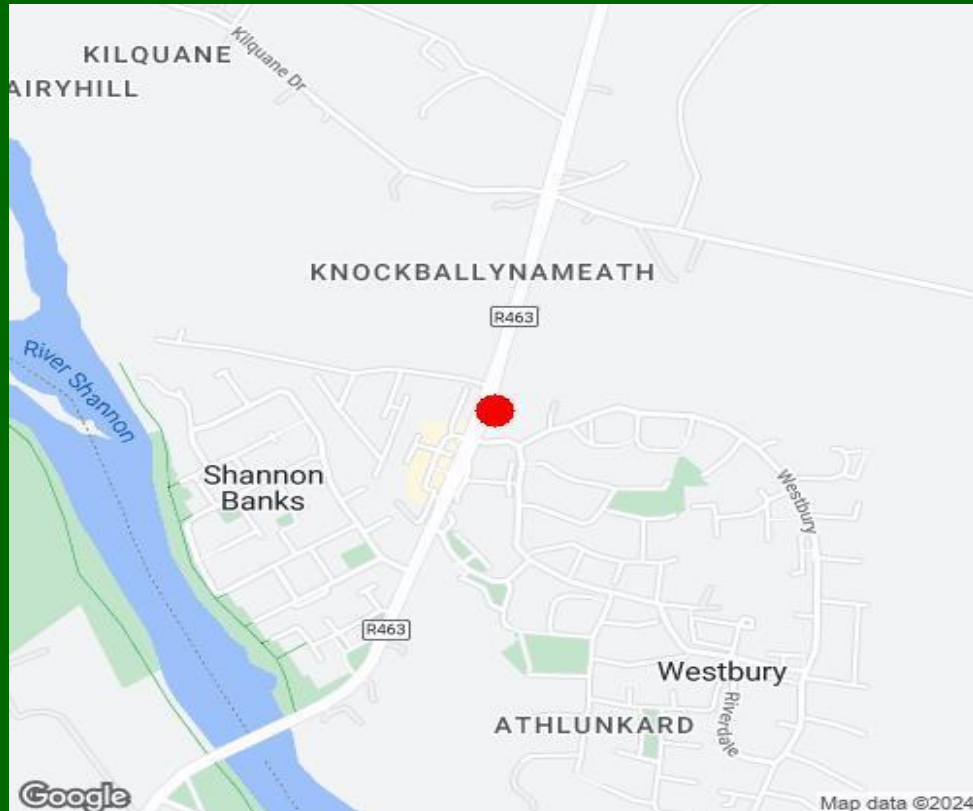
6.03m (19'9") x 5.06m (16'7")



### Features:

- Gas fired central heating
- UPVC windows
- Extensive Circa 0.5 st acre site
- Numerous out offices and sheds
- Shops, schools and public transport all nearby
- Very attractive price point
- Good decorative condition
- Ideal for first time buyers, right sizers or investors





### Property Directions:

Enter V94EYN8 to you mobile device to direct you straight to this property. GVM sign erected.

### Agent Information:

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#### Disclaimer

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