



Ballinagoole, Croagh, Co. Limerick



Guide Price

€300,000



GVM announce to the market a charming detached 3 bedroom bungalow residence ideally located in a prime countryside setting near Adare and the tranquil surrounds of Croagh, Co. Limerick.

This very attractive home offers an exceptional opportunity to acquire a compact and very well laid out residence set on a generous and private site extending to circa 0.51 st acres.



Internally, the accommodation is well-proportioned and thoughtfully laid out, comprising a welcoming entrance hallway, a bright and spacious sitting room, a fully fitted kitchen/dining area, three comfortable bedrooms, and a family bathroom while also benefiting from excellent natural light throughout offering scope for modernisation or extension, subject to the necessary planning permissions.

Externally, the property is complemented by mature gardens, ample parking, and scenic countryside views,



The property is ideally located just a short drive from the world class Adare Manor, host venue for the prestigious Ryder Cup 2027, which is set to attract over 200,000 visitors and place the region firmly on the global stage. This proximity presents not only a wonderful lifestyle opportunity but also strong potential for short term rental or investment appeal.

Ideal for owner occupiers also at an attractive price point. Good local schools and sporting facilities. Just 20 minutes drive to Limerick City. Inspection is very highly recommended.



Rooms:

Entrance hallway

Solid timber flooring.

Sitting room

Feature fireplace. TV point. Solid timber flooring. Bay window

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

Kitchen / Dining room

Fully fitted kitchen. Tiled flooring. Built in oven and hob. Stanley oil cooker.

Bedroom 1

Double bedroom. Built in wardrobes. Timber flooring

2.09m (6'10") x 2.07m (6'9")





Bedroom 2

Double bedroom. Built in wardrobes. Timber flooring
2.09m (6'10") x 2.09m (6'10")



Bedroom 3

Double room. Built in wardrobes. Timber flooring.
2.09m (6'10") x 3.08m (10'1")

Bathroom

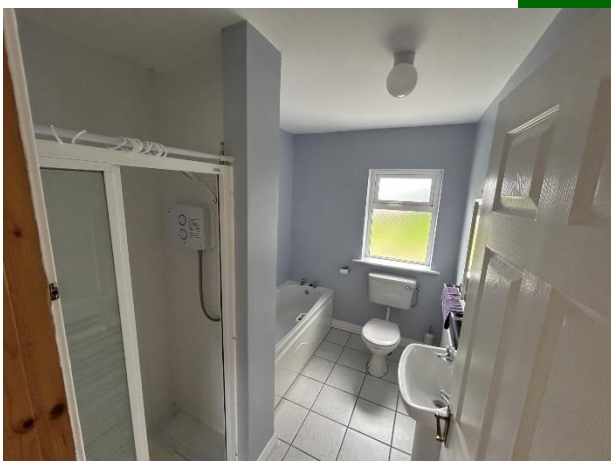
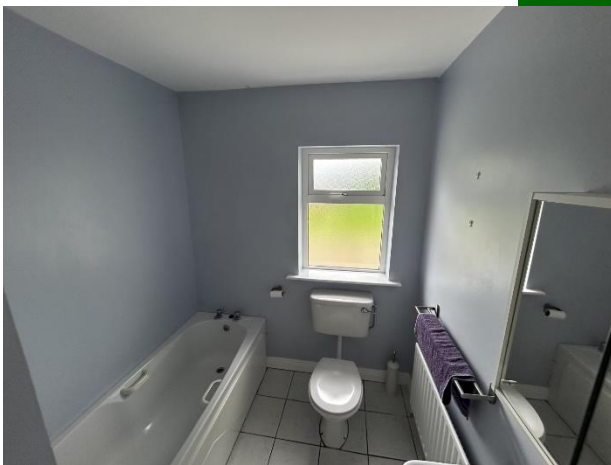
Partly tiled. Separate electric shower.
1.09m (3'7") x 2.09m (6'10")

Utility

Tiled flooring. Fully plumbed.
1.09m (3'7") x 1.06m (3'6")

Features:

- Double glazed UPVC windows
- Private water supply
- Constructed in 2001
- Oil fired central heating
- Circa 0.51 acre site
- Ideally located just a short drive from the world class Adare Manor, host venue for the prestigious
- Ideal for first time buyers or those seeking country style living close to all amenities
- Turnkey condition
- Very quiet, low traffic, and surrounded by farmland
- Croagh supports a host of amenities such as sporting facilities, pubs, garden centre and restaurant.





Property Directions:

Enter eircode V94C5FR to your mobile device to direct you straight to this property.

Agent Information:

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Disclaimer

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