



Ballinlyna, Kilfinane, Co. Limerick,
V35 AP95



Guide Price €325,000



GVM are proud to present this prestigious detached three-bedroom residence, offering an exceptional blend of peaceful countryside living and convenient access to nearby amenities. Ideally located just two minutes from Kilfinane and only twenty minutes from Mitchelstown, this home provides the perfect balance between tranquillity and connectivity.



Set on a beautifully elevated and meticulously maintained landscaped site, the property enjoys stunning views overlooking the surrounding—an idyllic backdrop for modern family living.



Extending to approximately 1,340 sq. ft., the home is thoughtfully designed with bright, well-proportioned accommodation throughout. Accommodation comprises a welcoming entrance hall, a spacious, sitting room, sun lounge, kitchen/dining area, utility room, three generously sized bedrooms, including a master bedroom with en-suite, and a stylish family bathroom. There is also a staircase leading to a large floored attic which offers great potential for conversion.

This outstanding property offers a rare opportunity to acquire a high-quality home in a superb setting. Early viewing is strongly recommended to fully appreciate all it has to offer.

For further details or to arrange a viewing, contact Richard Ryan on 063 98555 or 087 8067772.



Rooms:

Entrance Hall

With marble tiled flooring.

12'6" (3.81m) x 7'0" (2.13m)

Sittingroom

With solid wooden flooring, Feature Marble fireplace with insert stove.

17'0" (5.18m) x 12'8" (3.86m)

Sun Room

With tiled floor.

10'2" (3.1m) x 10'0" (3.05m)

Kitchen/Dining Room

With fitted units with integrated oven, hob & extractor and tiled floor & splash back.

23'0" (7.01m) x 11'3" (3.43m)

Utility Room

With tiled floor & plumbed for washing machine. Internal Oil Burner.

7'6" (2.29m) x 6'6" (1.98m)





Main Bathroom

Half tiled, bath, toilet, shower cubicle and wash hand basin.

9'9" (2.97m) x 6'0" (1.83m)

Bedroom No 1

With carpet flooring & build in wardrobe.

12'10" (3.91m) x 9'10" (3m)

Bedroom No 2

With carpet flooring.

14'0" (4.27m) x 10'0" (3.05m)

Ensuite

Fully tiled with pump shower, toilet and wash hand basin.

9'0" (2.74m) x 3'5" (1.04m)

Bedroom No 3

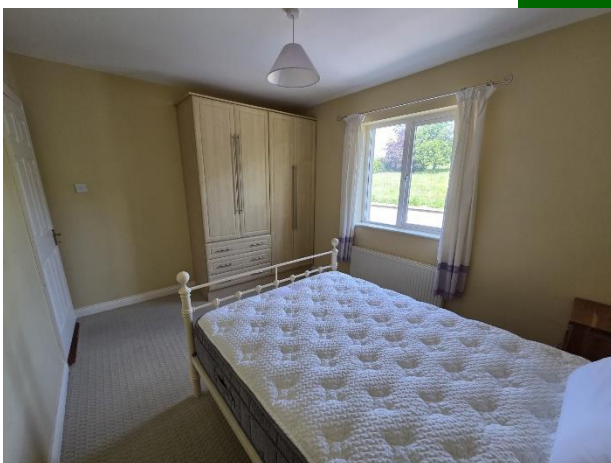
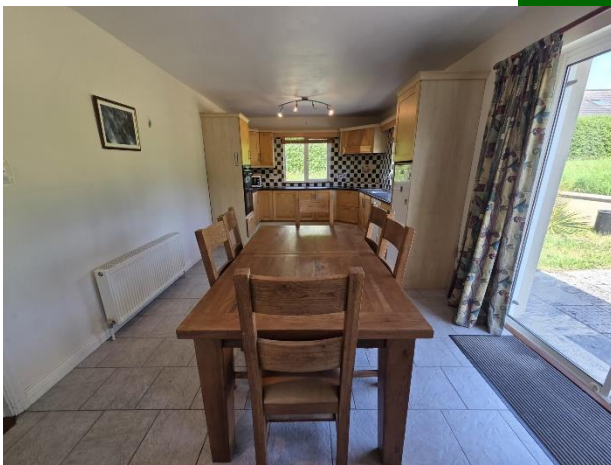
With carpet flooring.

11'2" (3.4m) x 10'0" (3.05m)

Attic

Stairs leading to floored attic.

50'6" (15.39m) x 14'4" (4.37m)



Features:

- Oil Fired Central Heating.
- DG UPVC windows.
- Mains Water.
- Septic Tank Sewerage System.
- C.0.5 Statute Acre Site.
- C3 BER.
- Turnkey Condition.
- 40 minute drive to Limerick City.



Property Directions:

From Kilfinane take the Ballyorgan road for 1 KM the residence is on the left-hand side. Co-ordinates: 52.350750, -8.476640 or simply use Eircode: V35 AP95.



Agent Information:

Richard Ryan

Email: richardryan@gvm.ie

Tel: 087/8067772

Disclaimer These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



PSRA Number: 002030