



Cornerstone, Grawnbeg, Killoscully,  
Newport, Co. Tipperary



**Guide Price**

**€295,000**



GVM Auctioneers are delighted to present to the market this beautifully maintained 4 bedroom detached bungalow. This elegant property stands on a prominent Circa 0.75 st acre site in Killoscully.



Located circa 7.4 km from the town of Newport, this property enjoys all the benefits of tranquil and established country living. Newport is a charming and picturesque town with a rich history and will serve the property with a range of amenities. The property can be accessed via the L2110 road which easily connects to the nearby Motorway. There is spacious and well proportioned living and bedroom accommodation with great potential to extend and develop further if required. Viewing of the home is highly recommended.

#### **Rooms:**

##### **Entrance Hallway**

Tiled floors. Closet space

2.03m (6'8") x 8m (26'3")

##### **Sitting Room**

Solid fuel stove. A very pleasant room located to the front of the house.

5.03m (16'6") x 4.04m (13'3")

##### **Kitchen/dining/living**

Split level. Oak fitted floors. Generous floor and eye level presses. Patio doors to rear garden

7.08m (23'3") x 5.03m (16'6")

##### **Utility**

Fully plumbed to include wc and whb

2.06m (6'9") x 3.04m (10'0")

##### **Bedroom 1**

Double bedroom . Built in wardrobes

3.07m (10'1") x 3.04m (10'0")

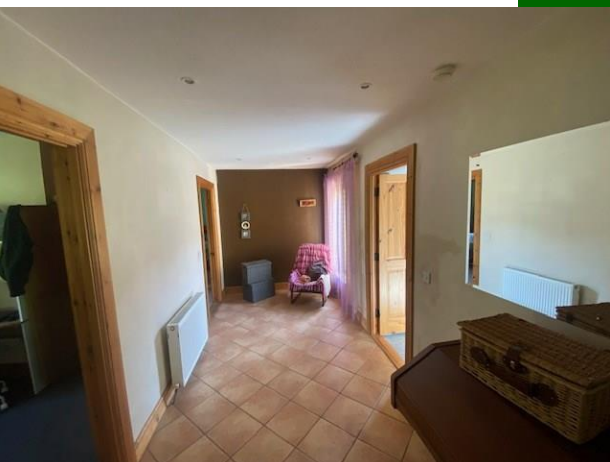
##### **Bedroom 2**

Single bedroom 3.05m (10'0") x 2.05m (6'9")

##### **Bedroom 3**

Single bedroom. Built in wardrobes

3.01m (9'11") x 3m (9'10")







#### Bedroom 4

Master bedroom. Fully fitted and tiled en suite with electric shower attached. Large floor to attic area suitable for conversion

4.02m (13'2") x 3.06m (10'0")

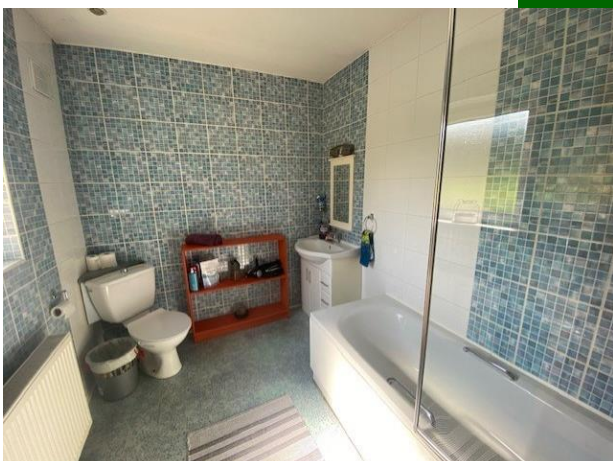
#### Fully fitted and tiled main bathroom

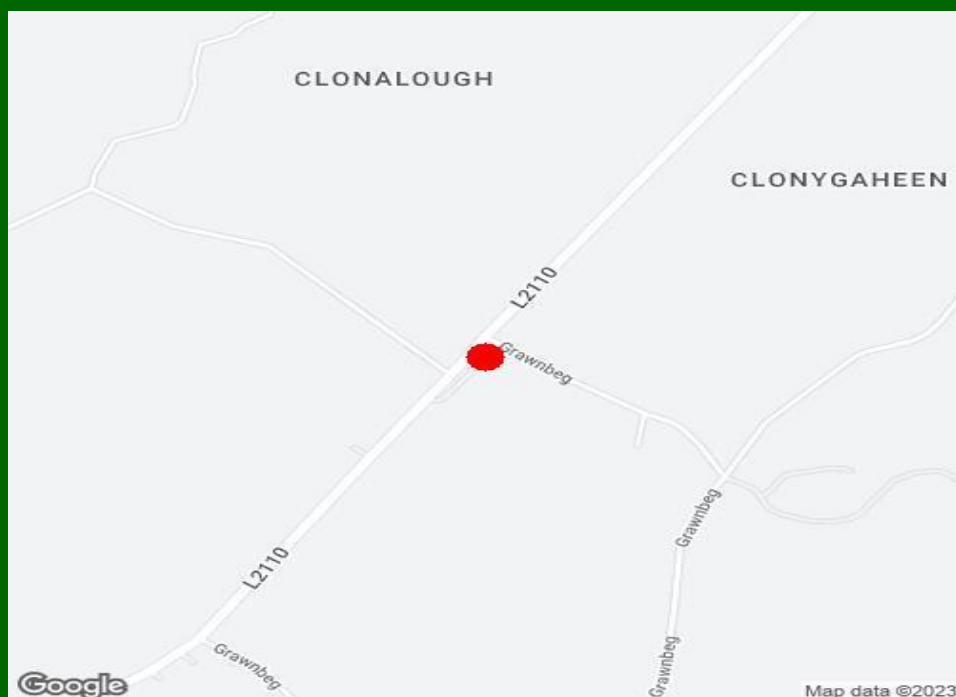
#### Hotpress



#### Features:

- Off Street Parking
- Double Glaze UPVC windows
- Solid fuel stove
- Oil fired central heating
- Mature and private Circa 0.75 st acre site
- Septic tank and mains water
- Fantastic local walkways and trails
- Just 30 minutes drive from Limerick City
- Very pleasant open plan living and kitchen area in keeping with modern day living
- Substantial and floored attic area suitable for conversion.





### Property Directions:

Enter the Eircode V94 YT9X into your mobile device to bring you directly to the property.

### Agent Information:

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#### 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.

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