



Ballyanna, Sherins Cross, Kilmallock,
Co. Limerick



Price €370,000



GVM Auctioneers present to the market a truly magnificent and stunning 4 bedroom executive style and architecturally designed detached residence standing on a sensational site, well manicured and landscaped and extending to Circa 0.5 st acres.



This home really oozes sheer class and has very well proportioned, bright and spacious living and bedroom accommodation ideal for those in search of a good quality family home in a very pleasant country setting and yet within easy reach of local amenities. Excellent quality and bespoke fixtures and fittings. Sweeping driveway to generous set down and parking area. Block built and an excellent energy rating. Bruff and Kilmallock are nearby with renowned primary and secondary schools, tremendous sporting facilities, shops, pubs, chic restaurants and coffee shops and pleasant local walkways. Limerick City is just 30 minutes drive. Inspection of this wonderful and beautifully presented home is very highly recommended.

Rooms:

Entrance Hallway

Solid timber flooring. Alarm point. Storage understairs.

Playroom

Carpet flooring. Storage space.

4m (13'1") x 3.03m (9'11")

Toilet and whb

Tiled flooring

1.03m (3'5") x 2.07m (6'9")

Kitchen / Living area

Fully fitted kitchen. Integrated units. Tiled and solid timber flooring. Recess lighting. Built in oven and hob.

8.02m (26'4") x 7.09m (23'3")

Utility room

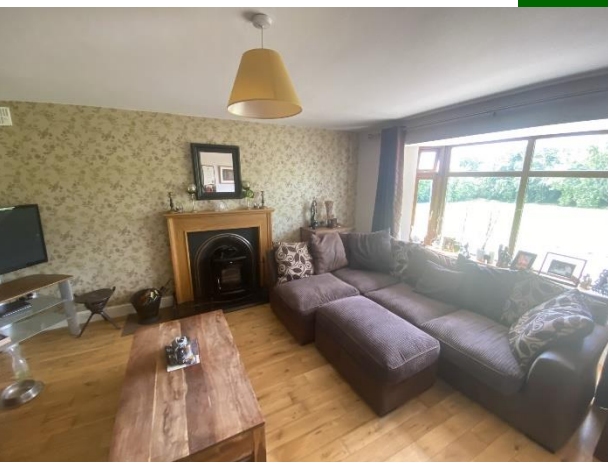
Tiled flooring. Fully plumbed.

3.03m (9'11") x 2.06m (6'9")

Sitting room

Solid timber flooring. TV point. Solid fuel stove.

4.06m (13'4") x 4.01m (13'2")





Bedroom 1 Double bedroom. Carpet flooring.
Ensuite 1.6 X 1.6 Triton electric T90 shower fitted.
3.08m (10'1") x 4.01m (13'2")

Bedroom 2 Double room . Carpet flooring.
3.04m (10'0") x 4m (13'1")

Bedroom 3 Double room. Carpet flooring.
4.03m (13'3") x 4.02m (13'2")



Bedroom 4 Main double room. Carpet flooring.
Ensuite :- Triton electric shower fitted. Walk in wardrobe.

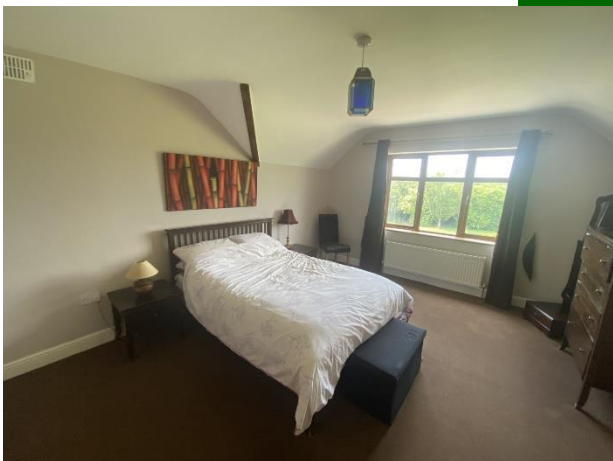
5.01m (16'5") x 4.02m (13'2")

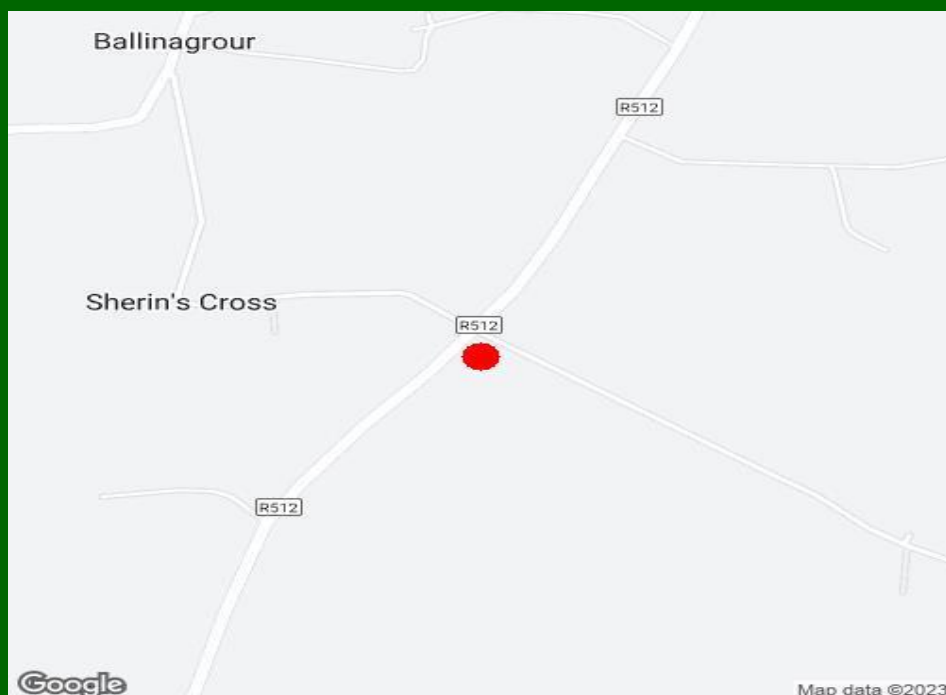
Bathroom Tiled flooring. Corner bath fitted.
2.08m (6'10") x 2.04m (6'8")



Features:

- Oil fired central heating.
- Block built in 2006 to the highest of standards extending to circa 0.5 acre site
- Landscaped gardens.
- Walk in hotpress
- Broadband available
- Private water supply. New water softener fitted .
- Range of Primary and Secondary schools nearby.
- B3 Energy rating
- Fully alarmed
- Stira to large attic space





Property Directions:

Enter V35PV48 to your mobile device to bring you straight to the front door of this property

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