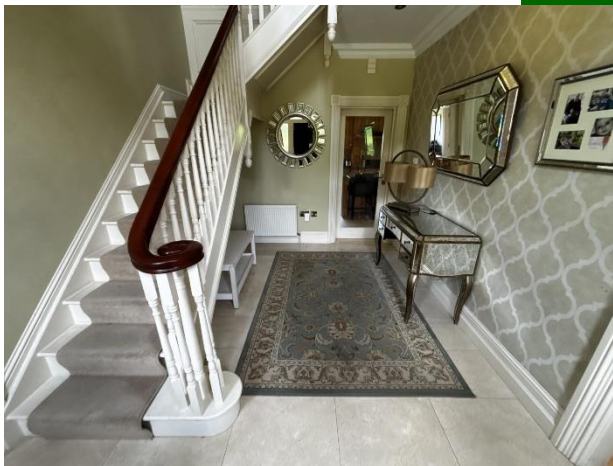




Clooncunna, Ballysimon, Co. Limerick



Guide Price €525,000



GVM announce to the market an exceptional four bedroom detached residence sanding on an outstanding c. 0.5 st acre. Nestled in the peaceful countryside of Clooncunna, Ballysimon, this impressive four bedroom detached home offers the perfect balance of rural tranquillity and convenient city access.



Constructed in 2010 and presented in excellent condition throughout, this beautifully appointed property incorporates bright, spacious and well proportioned accommodation designed for modern day living. The reception rooms and bedrooms very practical and are all very well laid out.

Set on a beautifully maintained c. 0.5 acre site, the residence enjoys mature landscaped gardens, extensive parking, and stunning views of the surrounding countryside. The University of Limerick and Plassey Technological Park are just 10 minutes by car as is the Motorway providing excellent connectivity to our national road network. Conveniently located just 12 km from Limerick City Centre this outstanding home offers easy access to a host of amenities including schools, shops, sporting facilities, while retaining all the benefits of a peaceful rural setting. Additional features include a BioCycle wastewater treatment system, private driveway, and beautifully maintained grounds that provide both privacy and space for outdoor enjoyment and entertainment.



Rooms:

Entrance hall Tiled flooring. Coving surround.

4.3m (14'1") x 2.9m (9'6")

Living room Timber floor. Coving Surround. Wood burning stove. T.V point 4.4m (14'5") x 4.1m (13'5")

Kitchen/dining room

Tiled flooring. Generous floor & eye level presses.

7m (23'0") x 4.1m (13'5")

Utility room Tiled flooring. Fully plumbed. W.C whb & shower. 4.1m (13'5") x 3.4m (11'2")

Conservatory Tiled flooring. Wood burning stove. T.V point. Double doors to rear garden.

4.4m (14'5") x 3.4m (11'2")





Bedroom 1 Timber flooring. En Suite - Fully tiled.
4.4m (14'5") x 4.1m (13'5")

Bedroom 2 Double room. Laminated flooring.
4.4m (14'5") x 3.6m (11'10")

Bedroom 3 Laminated flooring. Double room. Hot Press. 4.5m (14'9") x 4.4m (14'5")

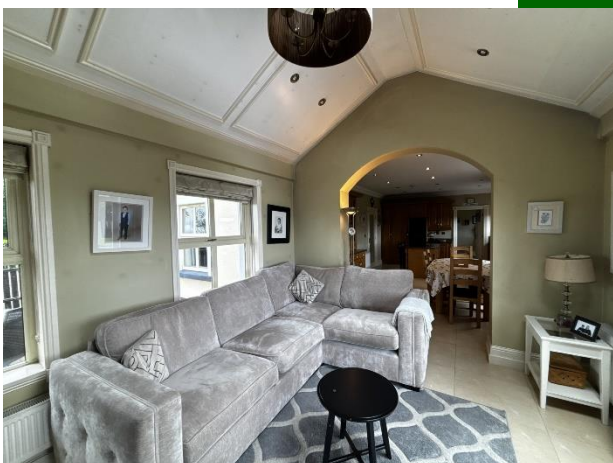


Bedroom 4 Master bedroom. Carpet flooring. Walk in wardrobe 4.2 x 2.8. En suite - Fully fitted & tiled 3.1 x 2.4m (14'5") x 3.9m (12'10")

Main bathroom Fully tiled. 3.1m (10'2") x 2.4m (7'10")

Features:

- Block built in 2010. Concrete first floors
- Oil fired central heating. Back boiler in one stove. Excellent B3 rating
- Double glazed UPVC windows
- Bright, well-appointed accommodation throughout
- Large driveway with ample parking. Automated gates.
- BioCycle wastewater treatment unit. Solar panels installed.
- Patio area to the rear
- East facing rear garden
- Fibre broadband.
- Situated on a stunning c. 0.5 acre landscaped site





Property Directions:

Enter eircode V94 A4A6 into your mobile device to direct you straight to this property.

Agent Information:

Contact :- John O' Connell Mobile :- 087-6470746

Email : - johnoconnell@gvm.ie

Disclaimer

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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



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