



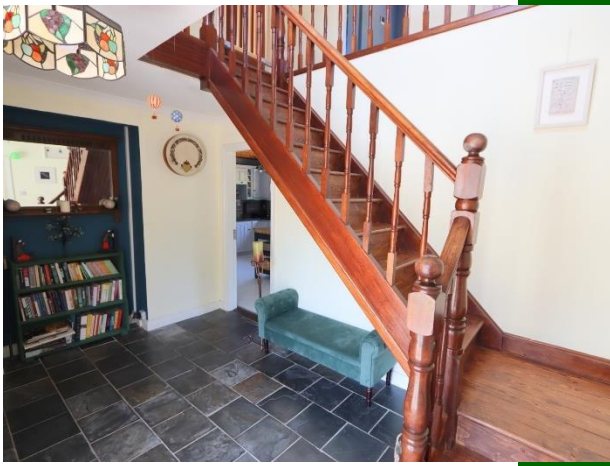
Ballincolly, Kilmallock, Co Limerick,
V35 DF89



Guide Price €295,000



Charming and substantial 5 bedroom detached residence nestled on a mature C. 0.9 St. Acre site in this most idyllic setting within five minutes drive of Charleville and within commuting distance of both Limerick & Cork.



Accommodation comprises of hall, sitting room, living room, kitchen, breakfast room, sun lounge, utility and guest toilet, 5 bedrooms, main bathroom. OFCH, DG UPVC Windows, C1 BER.

Outside: Extensive lawns with mature trees and shrubbery, Large patio and decking area, Tool shed, Native woodland planted in rear paddock as part of "Trees on Land" scheme; 200 native trees planted to include hawthorn, birch, alder, oak and rowan trees.

Viewing of this fantastic family home comes highly recommended. Contact Richard Ryan 087 8067772.

Rooms:

Entrance Hall - With tiled floor, 14'0" (4.27m) x 8'6" (2.59m)

Sitting room - With laminated wooden floor and feature fireplace, 14'0" (4.27m) x 13'10" (4.22m)

Kitchen - With laminated wooden floor, tiled splash back and fitted units, 13'11" (4.24m) x 10'11" (3.33m)

Breakfast Room - With laminated wooden floor, 9'11" (3.02m) x 10'11" (3.33m)

Living room - With laminated wooden floor and solid fuel stove, 20'0" (6.1m) x 14'0" (4.27m)

Utility - With wash hand basin & plumbed for washing machine, 9'11" (3.02m) x 5'3" (1.6m)

Downstairs Toilet - With toilet, 5'4" (1.63m) x 3'0" (0.91m)

Hall - 14'9" (4.5m) x 7'2" (2.18m)

Sun Room - With tiled floor, wooden ceiling, patio door leading to rear patio and decking, 17'0" (5.18m) x 20'3" (6.17m)

Upstairs

Bedroom No. 1 - With built in wardrobe and solid wooden floor, 13'6" (4.11m) x 12'4" (3.76m)

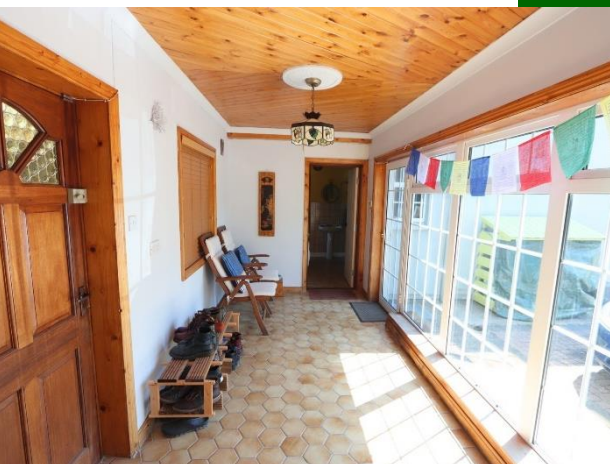
Main Bathroom - With bath, shower cubicle, wash hand basin & toilet, 10'0" (3.05m) x 7'9" (2.36m)

Bedroom No 2 - With built in wardrobe and solid wooden floor, 11'11" (3.63m) x 10'0" (3.05m)

Bedroom No 3 - With built in wardrobe, 9'11" (3.02m) x 7'7" (2.31m)

Bedroom No 4 - With built in wardrobe and solid wooden floor, 15'7" (4.75m) x 7'7" (2.31m)

Bedroom No 5 - Master bedroom with built in wardrobe, 11'10" (3.61m) x 13'8" (4.17m)





Features:

Oil fired Central Heating.

DG UPVC windows.

Mains Water.

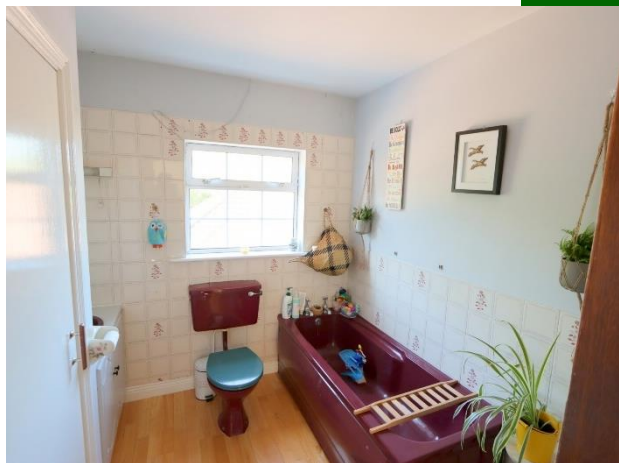
Septic tank sewerage system.

C1 BER.

Within 5 Minutes from Charleville Train Station.

Within 3 KM of Charleville.

0.9 Acre Site.





Property Directions:

From Kilmallock take the Charleville Road turn right just after Garrienderk Filling station, proceed for 1.4 KM the subject property is on the left hand side.

Agent Information:

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