



61 Garranbawn, Murroe, Co. Limerick



Guide Price
€325,000

BER B3





Located in the heart of Murroe village, No. 61 Garranbawn is a beautifully presented three-bedroom semi-detached home, offering a perfect balance of village convenience and scenic surroundings. This turnkey property is ideal for families, first-time buyers, or investors seeking a well-connected yet peaceful setting.



The accommodation is bright and well-proportioned throughout, with the added benefit of a converted attic—providing excellent additional space suitable for a home office, playroom, or guest room.



Outside, the property features off-street parking and a private rear garden, perfect for outdoor enjoyment. A well-maintained green area to the front enhances the overall appeal and sense of space within the development.



Situated within walking distance of all amenities in Murroe village, including shops, school, and local services, this home also benefits from close proximity to the beautiful Clare Glens ideal for walking and outdoor activities.

Limerick City, the University of Limerick, and Plassey Technological Park are all just a 15-minute drive away, while the nearby M7 Motorway ensures excellent connectivity.

With a strong B3 energy rating, this home offers energy efficiency and year-round comfort. Inspection very highly recommended.

Rooms:

Entrance hallway

Tiled floor.

Sitting room

Bay window. Feature open fireplace. Solid timber flooring. Built in units.

5.8m (19'0") x 4.3m (14'1")



Kitchen

Fully fitted kitchen. Tiled flooring. Built in oven & gas hob. Integrated units.

6.2m (20'4") x 3.9m (12'10")

W.C Tiled flooring.

1.6m (5'3") x 1.5m (4'11")



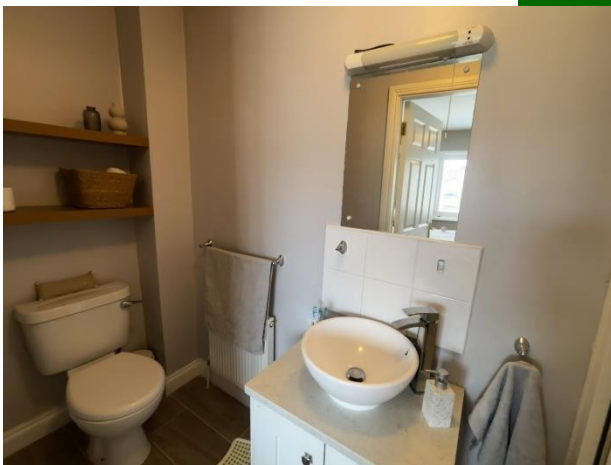
Bedroom 1 Laminated flooring.

3.4m (11'2") x 2.7m (8'10")

Bedroom 2 Laminated flooring. T.V point. Built in wardrobes. 4.6m (15'1") x 2.5m (8'2")

Bedroom 3 Main bedroom. Built in wardrobes. En suite - Triton electric shower.

4.1m (13'5") x 3.2m (10'6")



Main Bathroom Fully fitted and tiled.

2.3m (7'7") x 2m (6'7")

Attic Converted Laminated flooring. T.V point. Recessed lighting. 4.7m (15'5") x 4.6m (15'1")

Features:

- Gas fired central heating
- Converted attic for additional living space
- Turnkey condition
- Off-street parking
- Private rear garden
- Green area to the front
- B3 energy rating
- 15 minutes to Limerick City
- Great local walkways and recreation areas





Agent Information:

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Disclaimer

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