



**Guide Price**  
**€290,000**



GVM are delighted to present to the market a charming detached bungalow residence standing on a superb Circa 3.1 st acre site with frontage and obvious potential to either develop or indeed extend the existing property .The location here is truly superb with many very fine and exclusive detached homes immediately adjacent.



Crokers Park provides all the comforts of established and tranquil country living, yet is just 15 minutes drive from the University Hospital Limerick, Raheen Industrial Park, the Motorway and Limerick City Centre. Kildimo Primary School and Salesians Agricultural College are also close by. Beautiful meandering walks and recreation area in Curraghchase Park which is just a short stroll away. Viewing of this charming home is highly recommended.

#### **Rooms:**

##### **Entrance hallway**

Solid timber flooring



##### **Sitting room**

Feature open fireplace. Recess lighting. TV point. Solid timber flooring.

4.03m (13'3") x 4.03m (13'3")

##### **Storage press**



##### **Kitchen**

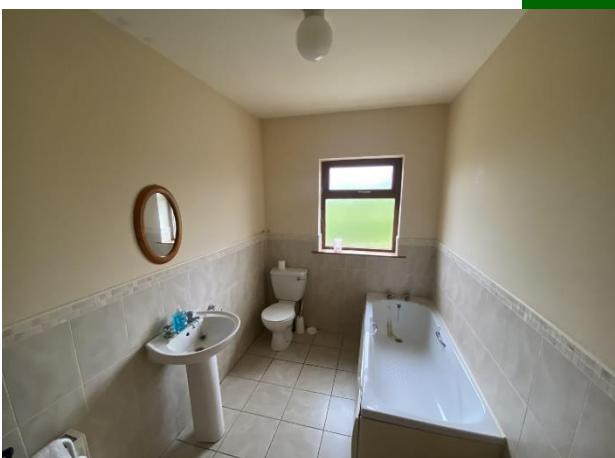
Fully fitted kitchen. Solid fuel stove. Built in oven. Recess lighting.

5.03m (16'6") x 3.03m (9'11")

##### **Utility room**

Tiled flooring

3.01m (9'11") x 1.07m (3'6")



##### **Bedroom 1**

Double bedroom. Solid timber flooring. Walk in wardrobe.

Ensuite :- Partly tiled. Electric shower.

4.03m (13'3") x 3.02m (9'11")

##### **Bedroom 2**

Double room. Timber flooring.

3.03m (9'11") x 3.01m (9'11")



## Features:

- Private water supply
- Septic tank
- Oil fired central heating
- Standing on circa 3.1 acres of quality land
- Easy access to the main Limerick to Foynes Road just 15 minutes drive to Limerick City N69.
- Very attractive price point
- Great space to develop and expand this property if required
- 10 minutes drive to Adare
- Very close to the famed Curraghchase recreation park





### Property Directions:

Enter eircode V94XYX2 to your mobile device to bring you direct to this 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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