



4 Lime Tree Grove, Cashel, E25 DD78

4 Bed, 3 Bath home in mature development within walking distance of Cashel Town

Guide Price €465,000 Freehold





Utility
2m (6'7") x 3.71m (12'2")
 Tile floor, fitted floor level units, access to rear garden

Guest WC
2.15m (7'1") x 1.01m (3'4")
 Tile floor and back splash, WC, WHB

Landing
4.96m (16'3") x 2.93m (9'7")
 Carpet flooring

Bedroom
5.7m (18'8") x 3m (9'10")
 Dual aspect room with hard wood flooring,

En suite bathroom
1m (3'3") x 2.38m (7'10")
 Fully tiled walls and floor, WC, WHB, shower, shaving light

Walk In Wardrobe
1m (3'3") x 1.92m (6'4")

Bedroom
3m (9'10") x 2.4m (7'10")
 Hard wood floors, built in wardrobes

Bedroom
3.32m (10'11") x 3.73m (12'3")
 Hard wood flooring, built in wardrobes

Bedroom
3.7m (12'2") x 4.47m (14'8")
 Hard wood flooring

Bathroom
2.15m (7'1") x 2.63m (8'8")
 Fully tiled walls and floor, bath tub, WC, WHB, access to hot press

- 4 Bed, 3 Bath
- Large family home
- Oil FCH
- Walking distance to Cashel Town
- 1 Hr to Cork, 1.5 Hrs to Dublin

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

PF Quirke & Co. present this spacious four-bedroom, three bathroom detached home in the popular Limetree Grove development in Cashel. The property is located in a well-established residential area close to local schools, shops, and amenities, making it well suited to family living.

maintained throughout and is presented in walk in condition. Externally, there is a private rear garden and a shed providing additional storage. To the front, there is driveway parking.

The ground floor comprises two separate reception rooms, offering flexible living space that can be adapted as a sitting room, family room, home office, or playroom. The main living room includes an open fireplace. To the rear, the kitchen provides good storage and work top space and overlooks the enclosed rear garden. A separate utility room is located off the kitchen, along with a ground floor shower room.

With a B3 BER rating, the property offers good energy efficiency and lower running costs. The property is within walking distance of Cashel town centre and is less than a five minute drive to the M8 motorway, providing easy access to Cork (approximately one hour) and Dublin (approximately 90 minutes).

Upstairs, there are four double bedrooms. The main bedroom benefits from an en-suite, while the remaining bedrooms are served by a family bathroom. The property has been well

Porch
1.94m (6'4") x 0.99m (3'3")
 Tile floor, access to hallway through French doors

Hallway
8.62m (28'3") x 1.91m (6'3")
 Bright and welcoming hallway, laminate flooring

Boot room
2.6m (8'6") x 2.47m (8'1")
 Laminate flooring, built in units offering extensive storage space

Living Room
 Well proportioned room with hard wood flooring, feature fireplace, French doors to both dining room and sitting room, access to decking and garden via French doors

Sitting Room
4.96m (16'3") x 4.86m (15'11")
 Spacious room with hard wood flooring, access to living room via French Doors

Dining Room
4.86m (15'11") x 3.31m (10'10")
 Bright and spacious room with hard wood flooring, French doors to living room

Kitchen
4.22m (13'10") x 3.71m (12'2")
 Tile floor, mosaic tile backsplash, extractor fan, integrated electric hob and oven, kitchen island, expansive storage space with an array of wall and floor level fitted units, access to dining room

