



23, Gardenfield, Bruree, Co. Limerick.



Guide Price €250,000



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This well-presented property offers bright and comfortable living accommodation comprising an entrance hall, inviting sitting room, kitchen/dining area, three bedrooms, ensuite, main bathroom, and guest WC.



Outside: Open plan lawn to front with parking for 2 cars. Enclosed rear garden, garden shed and rear access.

Set in an idyllic and family-friendly location, this home is sure to appeal to first-time buyers, families, and investors alike. Early viewing is highly recommended to fully appreciate all that this property has to offer.



For further information or to arrange a viewing, contact Richard Ryan on 087 8067772.

Rooms:

Entrance Hall

With tiled floor, storage under stairs.
20'7" (6.27m) x 7'0" (2.13m)

Sittingroom

With wooden floor, feature fireplace and bay window.
14'0" (4.27m) x 13'8" (4.17m)

Kitchen/Dining

With fitted units containing ample storage, integrated oven hob and extractor, tiled floor, tiled splash back.
21'0" (6.4m) x 11'10" (3.61m)





Utility Room

With tiled floor and plumbed for washing machine.
6'0" (1.83m) x 4'2" (1.27m)

Guest Toilet

With tiled floor, toilet and wash hand basin.
6'0" (1.83m) x 4'8" (1.42m)



Bathroom

Half tiled with; toilet, electric shower over bath and wash hand basin.
6'10" (2.08m) x 7'0" (2.13m)

Bedroom No 1

With solid wooden floor & built in wardrobe.
13'8" (4.17m) x 13'3" (4.04m)



Ensuite

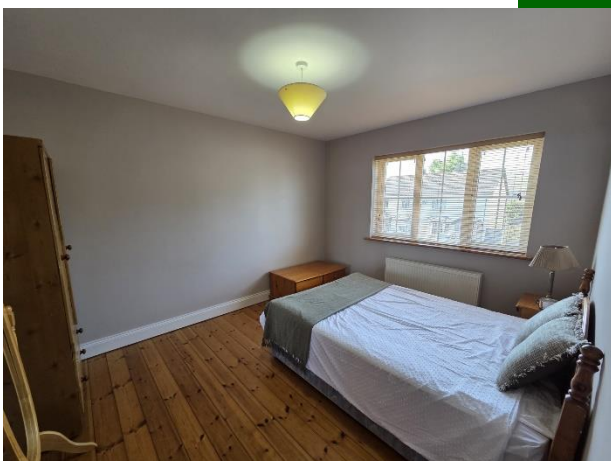
Half tiled with toilet, wash hand basin & shower cubicle.

Bedroom No 2

With Solid wooden floor.
12'6" (3.81m) x 10'3" (3.12m)

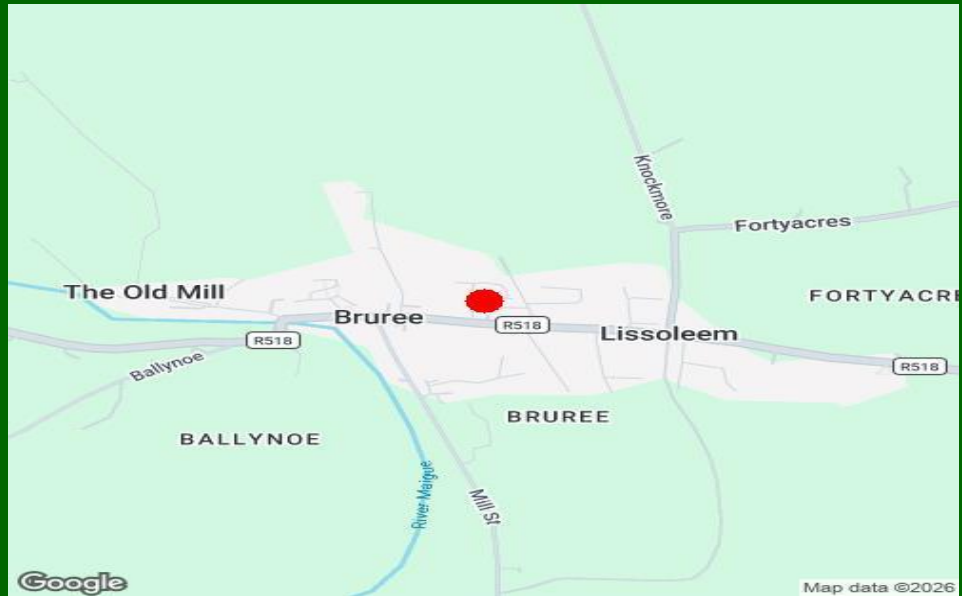
Bedroom No 3

With solid wooden floor and built in wardrobe.
10'4" (3.15m) x 8'5" (2.57m)



Features:

- Oil fired central heating.
- DG UPVC windows.
- Mains Services.
- BER C3.



Property Directions:

Proceed into Gardenfeld, the property is on the right hand side. Co-ordinates: 52.424725, -8.658459 or alternatively use Eircode V35 X363.

Agent Information:



Richard Ryan

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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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PSRA Number: 002030