



Riverside House, Ballinagranna, Kiltelly, Co. Limerick



Guide Price €420,000



GVM present to the market a most attractive 4 bedroom bungalow residence standing on a elevated appointed landscaped site extending to circa 1.1 acres with spectacular views of the majestic and surrounding countryside. This property enjoys bright, spacious and well proportioned living and bedroom accommodation and also has the benefit of 3 large storage areas /workshops. The attic has also been converted to provide additional space.





This property benefits from oil fired central heating and double glazed UPVC windows. The front and rear gardens are well laid out and beautifully landscaped with a large sun drenched decking area to the rear. While enjoying all the benefits of tranquil country living, one can drive to Limerick City, the University and all the local business parks and retail centres in approximately 20 minutes. Good local primary school with an excellent secondary school at nearby Hospital Town. Also excellent sporting and golf facilities within easy reach together with relaxing walkways in the Ballyhoura mountains & Lough Gur. Shannon airport 40 minutes drive. Cork airport 1 hour. Local bus service to Limerick daily. Inspection of this hugely attractive property is highly recommended by the sole selling agents.

Rooms:

Entrance hallway Tiled flooring

Sitting room Solid timber flooring. TV point. Feature fireplace. 4.03m (13'3") x 3.06m (10'0")

Kitchen / Dining room Fully fitted generous kitchen. Tiled flooring. Stanley oil fired cooker. Integrated units. Recessed lighting 3.01m (9'11") x 7.06m (23'2")

Utility Fully plumbed. Tiled flooring
3.03m (9'11") x 2.06m (6'9")

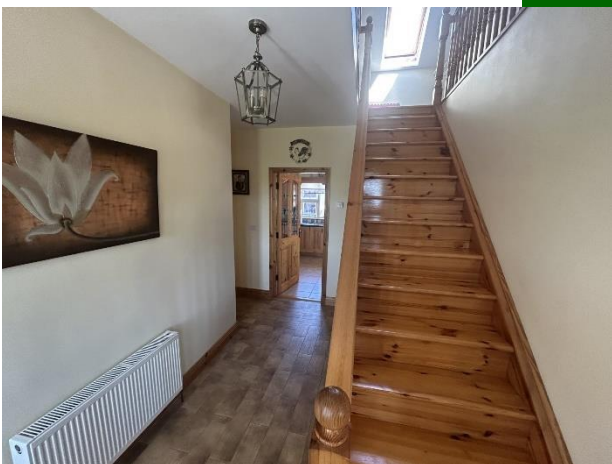
Sunroom Timber flooring. Recessed lighting
3.04m (10'0") x 4.06m (13'4")

Bedroom 1 Double room. Timber flooring. Built in wardrobes. 3.03m (9'11") x 2.07m (6'9")

Bedroom 2 Double room. Timber flooring. Built in wardrobes. 2.02m (6'8") x 2.08m (6'10")

Bathroom Fully tiled. Separate shower unit.

Bedroom 3 Master. Timber flooring. Built in wardrobes. TV point. Ensuite :- Electric shower fitted and tiled
4m (13'1") x 3.01m (9'11")





Bedroom 4 Double room. Timber flooring. Built in wardrobes. 3m (9'10") x 3.07m (10'1")

Attic Carpet flooring. Games Room
12.05m (39'6") x 4m (13'1")

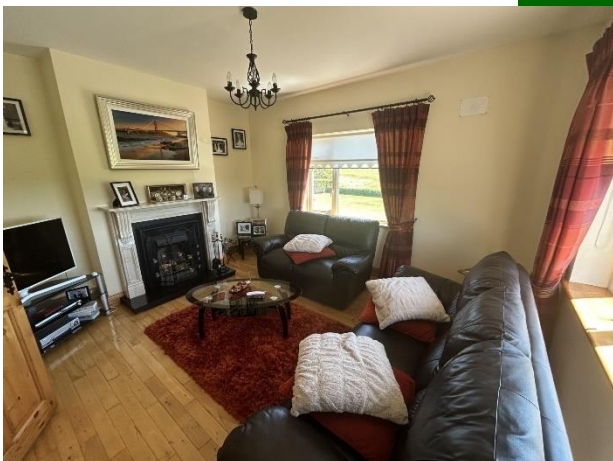
Storeroom Double room

Ensuite :- Fully tiled. Electric shower
4.03m (13'3") x 2.04m (6'8")



Features:

- Elevated and manicured circa 1.1 acre site
- Oil fired central heating
- 3 large storage sheds to the rear
- Mains water supply
- Double glazed PVC windows.
- Magnificent views
- Excellent decorative condition
- Good parking, circulation and set down area
- 3 kilometres from the village of Kiltelly which has a range of amenities such as pub & church
- Within easy reach of Ballyneety Golf Club, Ballykisteen Golf and Country resort.





Property Directions:

Enter eircode V94DY7E to your mobile device to direct you straight to this property.

Agent Information:

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Disclaimer

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