



Martinstown, Kilmallock, Co. Limerick,
V35 RY67.



Guide Price €350,000



Detached Bungalow on C. 8 Acres in a Charming
Rural Setting.





Detached Bungalow on C. 8 Acres in a Charming Rural Setting.

This property comprises a four-bedroom detached bungalow set on approximately 8 Acres of land, offering a peaceful and scenic rural lifestyle. Ideally located adjacent to Martinstown National School and Martinstown church, it combines countryside tranquility with convenient amenities.



While the residence would benefit from modernization, it presents an excellent opportunity for a range of uses, including equestrian pursuits, hobby farming, or small-scale agriculture. The expansive grounds also offer significant potential for extension or further development, subject to planning permission.

The accommodation includes an entrance hall, living room, kitchen, dining room, office, four bedrooms, bathroom & outside store-room.



This is an ideal opportunity for those seeking privacy, space, and the potential to create a bespoke rural home with ample outdoor living.

Early inspection advised Contact Richard Ryan GVM Auctioneers, Kilmallock on 063 98555 or 087 8067772.

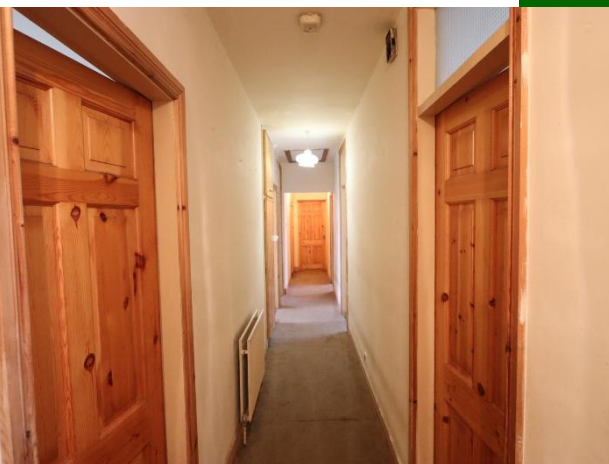
Rooms:

Entrance Hall

L Shaped Entrance Hall, With carpet flooring.
38'3" (11.66m) x 12'7" (3.84m)

Living Room

With carpet flooring and open fireplace.
16'6" (5.03m) x 13'11" (4.24m)





Dining Room

With lino flooring & solid fuel stove.
11'1" (3.38m) x 17'9" (5.41m)

Kitchen

With lino flooring & fitted kitchen.
13'10" (4.22m) x 11'1" (3.38m)



Bedroom No. 1

With carpet flooring & fitted wardrobes.
10'7" (3.23m) x 8'11" (2.72m)

Bedroom No. 2

With carpet flooring & fitted wardrobes.
8'7" (2.62m) x 8'11" (2.72m)



Bedroom No. 3

With carpet flooring.
9'7" (2.92m) x 8'11" (2.72m)

Bedroom No. 4

With carpet flooring, fitted units & wash hand basin.
13'3" (4.04m) x 9'4" (2.84m)

Bathroom

With lino flooring, bath with electric shower, toilet and wash hand basin.
6'7" (2.01m) x 11'1" (3.38m)



Office

11'11" (3.63m) x 13'11" (4.24m)

Store

10'0" (3.05m) x 11'11" (3.63m)

Features:

- Oil fired central heating.
- DG UPVC windows.
- Mains water supply.
- Septic tank sewerage.
- C. 8 Acre Site.
- BER D1.



Property Directions:

Located next to Martinstown National School. Co-ordinates: 52.397002, -8.479467 or simply use Eircode: V35 YR67.

Agent Information:

Richard Ryan

087 806 7772

richardryan@gvm.ie

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.



PSRA Number: 002030

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email: kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email: tullamoreproperty@gvm.ie