

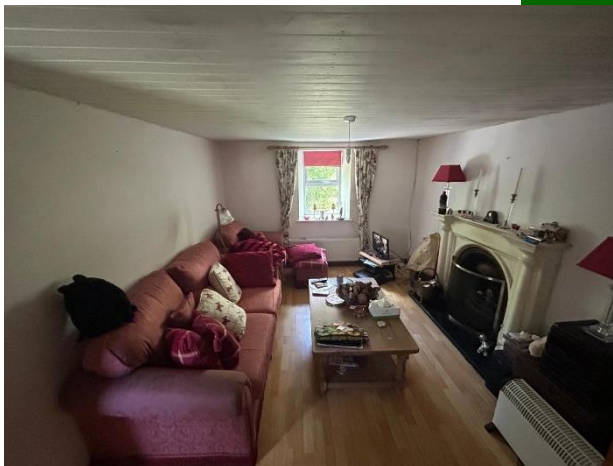


Bramble Cottage, Killonahan, Patrickswell, Co. Limerick



Guide Price

€298,000



Nestled in a peaceful rural setting, Bramble Cottage offers a rare opportunity to acquire a traditional detached cottage standing on approximately 0.24 hectares (0.5 acre) of mature grounds. Surrounded by established trees and hedgerows, the property enjoys privacy and tranquillity while remaining conveniently close to local amenities and Limerick City.



The accommodation comprises a 2-bedroom cottage with character and potential, complemented by a range of useful outbuildings including a substantial stone barn and an open-sided agricultural shed. The generous site provides ample space for gardening, recreation, hobby farming or future enhancement, subject to any necessary planning permissions.

Located just 15 km from Limerick City, the property benefits from excellent accessibility while retaining its idyllic countryside atmosphere. The picturesque village of Adare is only 9.8 km away, while Patrickswell is approximately 6.1 km from the property. Bramble Cottage will appeal to purchasers seeking a country retreat, a renovation project, or a home with substantial outdoor space in a convenient and sought-after location.

Rooms:

Entrance porch Carpet flooring.

Bedroom 1 Carpet flooring.

3.4m (11'2") x 3m (9'10")

Bedroom 2 Double room. Carpet flooring.

4.7m (15'5") x 4.6m (15'1")

Storage room Carpet flooring.

4.1m (13'5") x 3.5m (11'6")

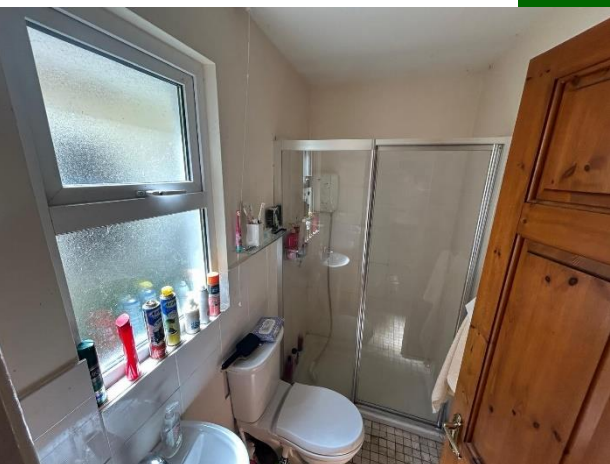
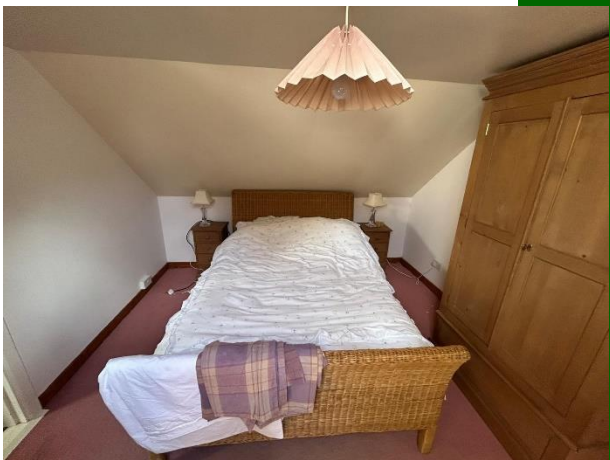
Sitting room Laminated flooring. Open fireplace. T.V point. 4.5m (14'9") x 3.1m (10'2")

Kitchen Fully fitted.

3.7m (12'2") x 2.9m (9'6")

Shower room Electric shower.

2.5m (8'2") x 1.4m (4'7")





Features:

- Oil fired central heating
- Double glazed UPVC windows
- Septic tank on site
- Private water supply
- Site extending to approximately 0.24 hectares (0.5 acre)
- 15 km from Limerick City





Property Directions:

Enter eircode V94 FRP3

Agent Information:

Contact :- John O' Connell Mobile :- 087-6470746

Email :- johnoconnell@gvm.ie

Disclaimer

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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



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