



Cappanahana, Murroe, Co. Limerick



Guide Price

€550,000



GVM Auctioneers are delighted to present to the market this truly exceptional nine-bedroom detached dormer-style residence, set on a beautifully maintained circa 0.66 st acre site in a highly sought-after countryside location. This impressive home with an excellent B2 energy rating offers extensive and versatile living accommodation, comprising nine spacious bedrooms (master en suite).



The property further boasts three bright, welcoming reception rooms, ideal for both everyday family living and entertaining, along with a substantial sun-drenched conservatory to the rear that overlooks the landscaped gardens. Externally, the residence is complemented by a detached garage, generous tarmac driveway with excellent circulation and set-down areas, and meticulously maintained gardens that enhance the overall appeal and privacy of the home. Nestled in a scenic rural setting adjacent to the renowned Clare Glens and within easy reach of the picturesque village of Murroe, this property combines the tranquillity of country living with superb accessibility. Limerick City, the University of Limerick, and Plasey Technological Park are all just 15 -minutes drive away, while convenient access to the nearby M7 Motorway ensures excellent connectivity to the national road network. Enjoying the best of both worlds, this outstanding home is within easy reach of a wide range of amenities while offering the peace and charm of a countryside lifestyle. This property is ideally suited to families, particularly those seeking generous living and bedroom accommodation in a prime location. Early inspection is highly recommended.



Rooms:

Entrance hallway Bright and inviting with a tiled floor
3m (9'10") x 1.06m (3'6")

Sitting room Solid timber flooring. Feature fireplace with inset stove 5m (16'5") x 4.07m (13'4")

Dining room / Living area Solid fuel stove. Double doors. 9.01m (29'7") x 3.05m (10'0")

Kitchen Fully fitted kitchen with oak floor and eye level presses. Fitted cooker. Sky lights. Tiled flooring. Centre island 9.01m (29'7") x 3.05m (10'0")

Downstairs wc & whb

2.05m (6'9") x 1m (3'3")

Plumbed Utility

2.02m (6'8") x 1.04m (3'5")





Bedroom 1 Laminated flooring

4.01m (13'2") x 3.05m (10'0")

Downstairs bathroom Fully tiled

2.04m (6'8") x 2.02m (6'8")

Bedroom 2 Double bedroom. Built in wardrobes.

2.09m (6'10") x 3.06m (10'0")

Bedroom 3 Double bedroom

3.07m (10'1") x 3m (9'10")

Bedroom 4 Double bedroom

3.05m (10'0") x 3.03m (9'11")

Bathroom Tiled and fully fitted. Shower

3.06m (10'0") x 2.01m (6'7")

Conservatory Bright and spacious and overlooking the rear garden 4m (13'1") x 3m (9'10")

Features:

- Oil fired central heating system
- UPVC double glazed windows
- BER rating B2
- Wonderful local walkways in Murroe, Clareglens and Slieve Felim
- Bright spacious and well proportioned living and bedroom accommodation
- Detached Garage lofted and with great storage space
- Wall insulation completed
- Must be seen to be appreciated



Property Directions:

Enter eircode V94WY6P to your mobile device to bring you straight to this property.

Agent Information:

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Disclaimer

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