

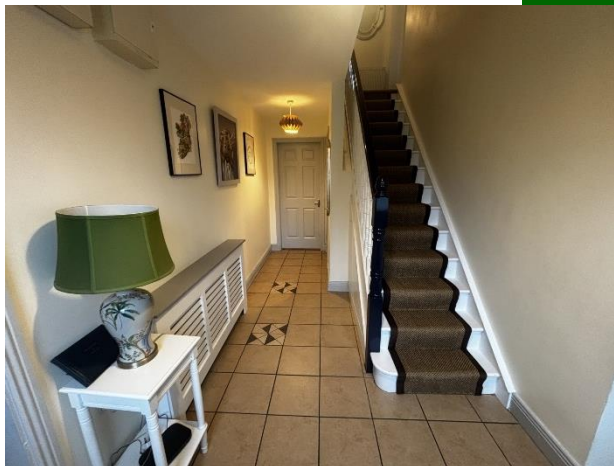


29 Ballyvareen, Kildimo, County Limerick



Guide Price

€450,000



This superb detached residence presents an excellent opportunity to acquire a beautiful family home in the hugely popular village of Kildimo. Designed with family living in mind, the property boasts generous well proportioned living and bedroom space throughout, offering both comfort and practicality.



The accommodation comprises sizable reception rooms, ideal for both everyday living and entertaining. The bright and spacious kitchen/dining area serves as the heart of the home, perfect for family meals and gatherings, while the well-appointed bedrooms provide ample space.

Externally, the home benefits from generous off-street parking to the front. To the rear lies a substantial private garden – a wonderful outdoor space that is perfectly suited for children to play, gardening enthusiasts, or simply relaxing in a tranquil setting.



The property is ideally located within walking distance of Kildimo village, offering easy access to local shops, school, and community amenities. For those commuting, Limerick City is just a short drive away, providing a host of additional services, leisure opportunities, and transport links.

Viewing is highly recommended.

Rooms:

Entrance hallway Tiled flooring. W.C off - 1.5 x 1.5 - Fully tiled 5.3m (17'5") x 2.2m (7'3")

Playroom Wood flooring.

3.9m (12'10") x 3.2m (10'6")

Sitting room Wood flooring. Wood burning stove. Feature fireplace. 5.2m (17'1") x 3.7m (12'2")



Kitchen/dining room Tiled flooring. Integrated appliances. Generous floor & eye level presses. 9.7m (31'10") x 2.8m (9'2")

Utility room Tiled flooring. Fully plumbed.

3.1m (10'2") x 1.5m (4'11")

Bedroom 1 Laminated flooring.

3.3m (10'10") x 4.6m (15'1")

Main bathroom

Fully tiled. 2.2m (7'3") x 1.8m (5'11")





Bedroom 2

Carpet flooring. Slide robes/Walk in wardrobe. En suite. 3.2m (10'6") x 4.2m (13'9")

En Suite Fully tiled. W.C. whb. Triton electric shower.

1.5m (4'11") x 1.3m (4'3")

Bedroom 3 Carpet flooring.

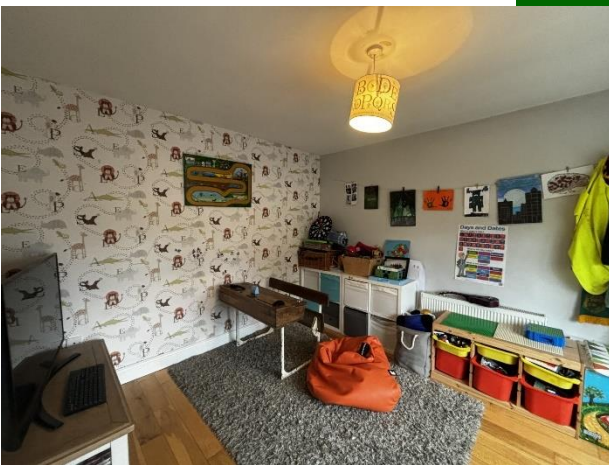
3.9m (12'10") x 3.3m (10'10")

Bedroom 4 Laminated flooring.

2.6m (8'6") x 2m (6'7")

Features:

- Security alarm
- Oil fired central heating
- Good off street parking
- UPVC double glazed windows
- Large rear garden
- Gated side access
- Ideal location just off N69
- Just 20 minutes drive from Limerick City





Property Directions:

Enter eircode V94 F79F into your mobile device to direct you straight to this property.

Agent Information:

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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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