



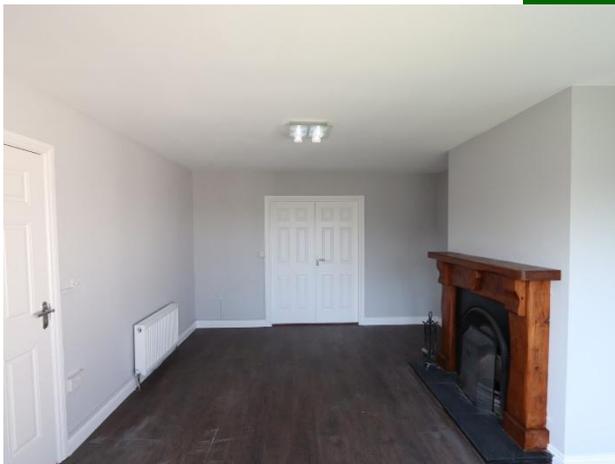
9 Elton Close, Elton, Knocklong, Co.
Limerick. V35 Y772.



Price €275,000



GVM Auctioneers are delighted to bring to the market this detached four bedroom residence, ideally situated on the edge of Elton Village.





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This impressive home is well presented and maintained in turnkey condition. It offers extremely comfortable, spacious and well laid out accommodation extending to C. 149 Sq. Mts.



Accommodation comprises an entrance hall, kitchen/dining area, living room, study/fifth bedroom, utility room, and guest W/C on the ground floor.

The first floor comprises of four bedrooms, a main bathroom, and two en-suite bathrooms.

Externally, the property benefits from on-site parking, an open-plan lawn to the front, and a well-maintained rear garden featuring a mature hedgerow and enclosed boundary wall.



With local amenities just a short walk away, this property combines convenience with excellent potential to create a comfortable and stylish home.

Early viewing of this property is highly recommended by GVM Auctioneers, the sole selling agents.

Contact Evan McDermott on 063 98555 or 085 7668105

Rooms:

Entrance Hall

With tiled floor.

13'9" (4.19m) x 6'5" (1.96m)

Kitchen/Dining

With tiled floor & fitted units. Patio door leading to rear garden.

19'5" (5.92m) x 12'3" (3.73m)

Living Room

With laminated wooden floor, open fireplace and bay window.

15'3" (4.65m) x 12'7" (3.84m)





Study/Bedroom 5

With laminated wooden floor.

11'9" (3.58m) x 9'1" (2.77m)

Utility

With tiled floor & plumbed for washing machine.

10'1" (3.07m) x 9'1" (2.77m)



Guest Toilet

With tiled floor, toilet & wash hand basin.

5'1" (1.55m) x 5'5" (1.65m)

Upstairs

Bedroom No. 1

With laminate wooden floor & built in wardrobe.

10'11" (3.33m) x 13'9" (4.19m)



Ensuite

With tiled floor, shower, toilet and wash hand basin.

10'7" (3.23m) x 4'0" (1.22m)

Bedroom No. 2

With laminate wooden floor & built in wardrobe.

10'4" (3.15m) x 10'7" (3.23m)

Bedroom No. 3

With laminate wooden floor.

9'1" (2.77m) x 14'0" (4.27m)



Ensuite

With tiled floor, shower, toilet and wash hand basin.

5'2" (1.57m) x 8'0" (2.44m)

Bedroom No. 4

With built in wardrobe & laminated wooden floor.

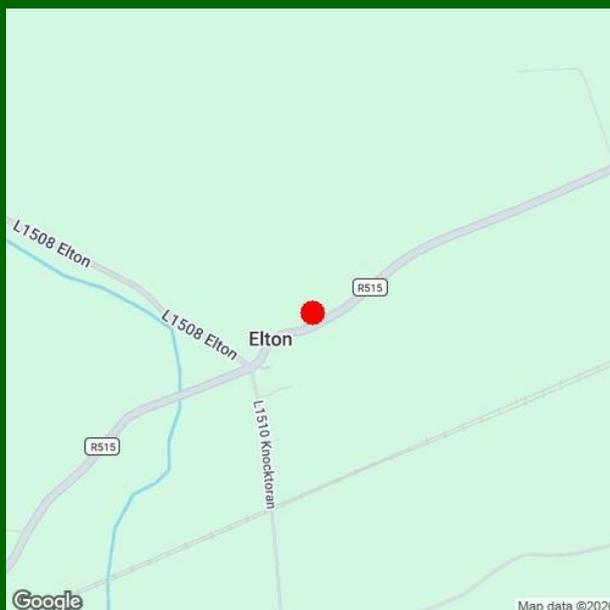
Main Bathroom

With tiled floor, bath, toilet and wash hand basin.

8'5" (2.57m) x 5'5" (1.65m)

Features:

- Oil Fired Central Heating.
- DG UPVC Windows.
- Mains Water & Sewerage.
- C1 BER.
- Turnkey Condition.
- Within 10 Minutes to Hospital and Kilmallock.
- Within 30 Minutes of Limerick City and 1 Hour of Cork.



Property Directions:

Coming from Kilmallock Elton Close is situated on the R515 road on the left handside, approximately 200 meters from Elton Village. Co-ordinates 52.427277, -8.455618 or simply use Eircode: V35 Y772.

Agent Information:

Evan Mc Dermott

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Disclaimer

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