



13 Hurdlestown Meadows, Broadford, Co.
Clare. V94 W0VY



13 HURDLESTOWN MEADOWS

B R O A D F O R D , C O . C L A R E



Guide Price €475,000



GVM Auctioneers are pleased to present to the market this hugely impressive four bedroom detached family home maintained in superb condition throughout and very conveniently located in an enclave of all quality detached homes with generous and landscaped green areas blending in beautifully with the rolling hillside and picturesque backdrop surrounding this charming village.





Broadford is a quaint and vibrant Village in east Clare enjoying a range of amenities which include a renowned local primary school, convenience store, a thriving GAA club and activity centre, quaint public houses and a warm and welcoming community. The location is easily accessible via the R465 road connecting to Limerick City, Killaloe and surrounding areas making this an ideal commuter location.

This outstanding home benefits from bright, spacious and well proportioned living and bedroom accommodation incorporating two reception rooms, a modern kitchen with conservatory off, four bedrooms (two of which are en suite) and two bathrooms. This property represents a truly exceptional opportunity to acquire your forever detached home in a tranquil and sought after location. Spectacular local walkways including the 12 O Clock Hills. Inspection of this wonderful home is very highly recommended. Limerick City 20 km. Shannon Airport 35 km. Ennis 30 km.

Rooms:

Entrance Hallway

Solid wood flooring. 0.05m (2") x 2.02m (6'8")

Lounge/ Dining Room Feature fireplace. Wooden flooring. 8.03m (26'4") x 4.04m (13'3")

Conservatory

Conservatory with double doors to patio
4.06m (13'4") x 3.08m (10'1")

Kitchen Fully fitted kitchen with centre island. Generous floor and eye level presses

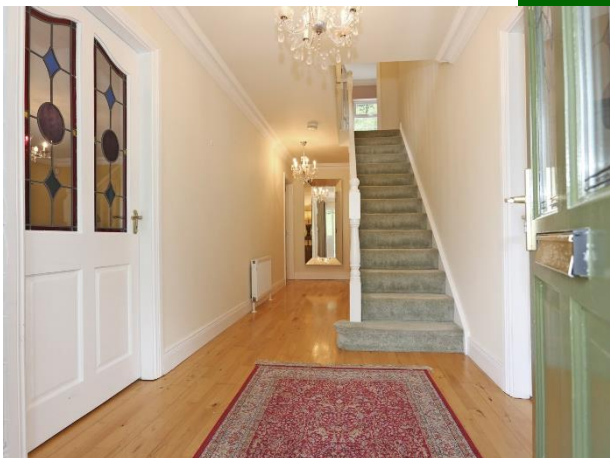
4.09m (13'5") x 4.01m (13'2")

Utility Plumbed utility room which includes WC & WHB.
3.04m (10'0") x 2.08m (6'10")

Study 3.05m (10'0") x 2.08m (6'10")

Living Room

Feature fireplace. 4.05m (13'3") x 4.05m (13'3")





Upstairs Landing

6.05m (19'10") x 2.01m (6'7")

Bedroom 1

Master bedroom. En suite off with triton electric shower. 4.04m (13'3") x 3.05m (10'0")

Bedroom 2

Double bedroom. En suite off with pump shower.

2.04m (6'8") x 1m (3'3")

Bedroom 3

Double bedroom. 3.06m (10'0") x 2.08m (6'10")

Bedroom 4

Double bedroom. 3.06m (10'0") x 3.04m (10'0")



Main Bathroom

Fully fitted and tiled bathroom.

4.05m (13'3") x 2.02m (6'8")

Features:

- Beautifully maintained detached property
- Established residential location
- Very well proportioned living and bedroom accommodation.
- Double glazed UPVC windows throughout
- Limited development of all detached houses
- Spectacular views of the surrounding countryside
- Oil fired central heating system & pump wall insulation completed in 2015





Property Directions:

Enter the Eircode V94 W0VY into your mobile device to bring you directly to this property. GVM sign erected thereon,

Agent Information:

Contact :- Tom Crosse

Mobile :- 087-2547717

Email :- tomcrosse@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.

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



PSRA Number: 002030