



2 Doonbeirne Green, Ballingarry, Co.
Limerick V94 KHV0



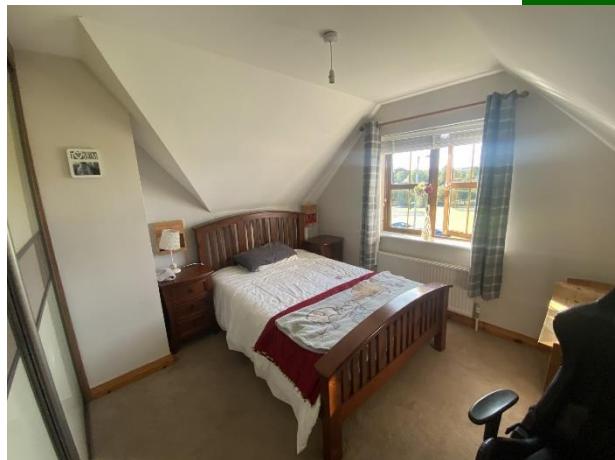
Guide Price
€295,000



GVM Auctioneers are delighted to announce to the market this beautifully maintained detached dormer style residence located in the picturesque and very popular village of Ballingarry.



This elegant property is located in an established and well respected neighbourhood just a short walk from all the fabulous amenities associated with this locality, The Doonbeirne development much sought after sought by those in search of their forever home and at an attractive price point. The living and bedroom accommodation is bright, spacious and well proportioned ideal for first time buyers or right sizers. Just 10 minutes drive to Adare and 30 minutes drive to Limerick City. Great local shopping, schools, pubs, restaurants and sporting amenities. Viewing of this home which is sensibly priced is highly recommended.



Rooms:

Entrance Hallway

Tiled floors. Decorative coving. Alarm point.

Kitchen Tiled floor. Fully fitted kitchen.

Recessed lights. Integrated units. Decorative coving.

3.03m (9'11") x 8.01m (26'3")

Utility Room Fully plumbed. Tiled floors.

2.03m (6'8") x 2.06m (6'9")

Living Room TV point. Decorative coving. Open fireplace. Solid timber floors.

3.05m (10'0") x 4.03m (13'3")

WC Washing closet.

Wash hand basin. Tiled.

Playroom Solid timber floors.

TV point. Double doors to rear.

3.08m (10'1") x 3.05m (10'0")

Bedroom 1 Double room.

Carpet flooring.

3.07m (10'1") x 3.03m (9'11")





Bedroom 2

Double room. Carpet flooring.

2.06m (6'9") x 3.05m (10'0")

Bedroom 3 Master bedroom

Carpet flooring. TV point. Slidrobes.

En suite with electric shower.

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

Bedroom 4 Double room. Slidrobes. Carpet flooring.

3.01m (9'11") x 3.02m (9'11")

Bathroom Serpent shower unit.

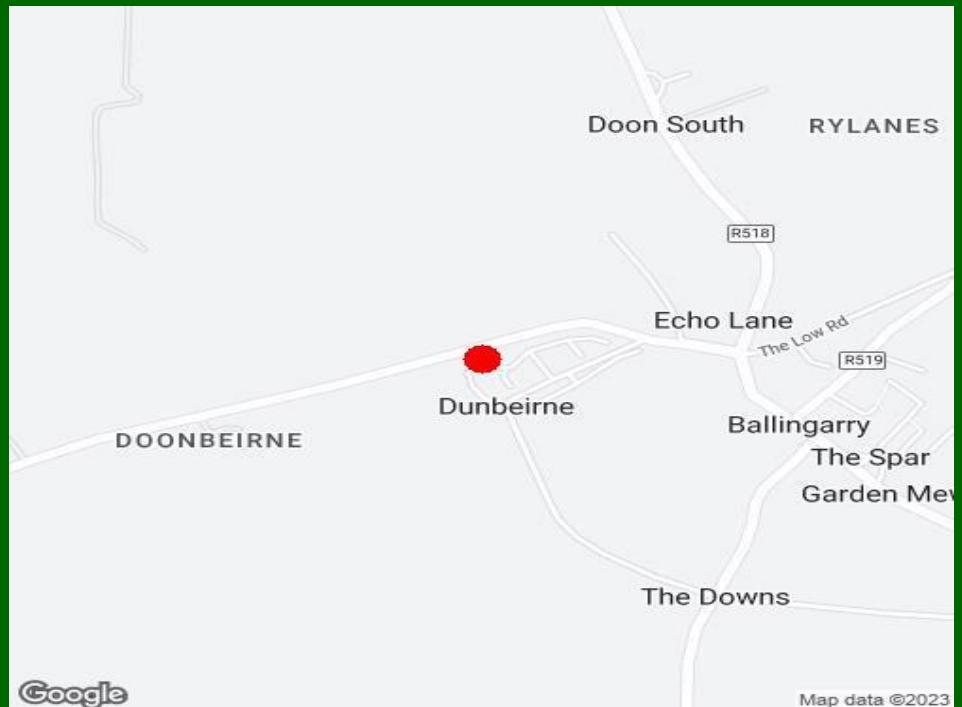
Fully plumbed. Tiled.

2.07m (6'9") x 2.05m (6'9")

Features:

- Within walking distance of Ballingarry and all village amenities
- Not overlooked to rear.
- UPVC double glazed windows.
- Large elevated site.
- Overlooking large green area.
- Security alarm
- Stira attic stair case
- Off street parking for two vehicles
- Good living and bedroom accommodation





Property Directions:

Enter the Eircode V94 KH0 into your mobile device to bring you directly to this property. GVM signs thereon.

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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