



"CASTLE VIEW", ARDYKEOHANE, BRUFF, CO. LIMERICK, V35 DH79.



Guide Price €249,000

BER D1

EXCEPTIONALLY WELL PRESENTED THREE-BEDROOM BUNGALOW RESTING ON A LARGE CORNER SITE.



Exceptionally well presented three-bedroom bungalow resting on a large corner site. The residence is situated in an idyllic location on the suburbs of the popular County Limerick town of Bruff. Accommodation comprises of; entrance hall, sittingroom, livingroom, kitchen, 3 bedrooms and shower room. Viewing of this magnificent family home comes highly recommended. Contact Richard Ryan on 087 8067772.

Rooms:

Entrance Hall

Closet & Hotpress.

12'9" (3.89m) x 6'3" (1.91m)

Sitting room

With feature fireplace.

13'6" (4.11m) x 13'2" (4.01m)

Living Room

With solid fuel stove and laminated wooden floor.

17'4" (5.28m) x 10'10" (3.3m)

Kitchen

With tiled floor & splash back, fitted units integrated oven, hob & extractor.

11'0" (3.35m) x 9'0" (2.74m)

Shower Room

With large shower cubicle containing both pump and electric shower, toilet and washing basin.

10'9" (3.28m) x 4'10" (1.47m)

Bedroom No. 1

With laminated wooden floor and built in wardrobe.

12'3" (3.73m) x 9'6" (2.9m)

Bedroom No. 2

With laminated wooden floor and built in wardrobe.

13'4" (4.06m) x 12'0" (3.66m)





Bedroom No. 3

With laminated wooden floor and built in wardrobe.
10'4" (3.15m) x 10'6" (3.2m)



Features:

- Oil fired central heating.
- DG UPVC windows.
- Stira stairs leading to attic.
- Mains Water & Sewerage.
- Large corner Site.
- BER D1. 108482795





Property Directions:

Situated on the Hospital Road out of Bruff directly opposite Bruff pitch and putt course. Co-ordinates 52.476533, -8.538961 or alternatively use Eircode: V35 DH79.

Agent Information:

Richard Ryan

Mobile: (087) 8067772.

Email: richardryan@gvm.ie



Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94T6C9

Phone: (061)413522

GVM
AUCTIONEERS

Killmallock Office

Head Office,
Railway Road,
Killmallock,
Co. Limerick

Email: limerick@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (063)98555

Email: kilmallock@gvm.ie

Phone: (057)9321196

Email: tullamoreproperty@gvm.ie