



Castlequarter, Fedamore, Co. Limerick.
V35 D398.



Price €295,000



Charming Detached Residence on C. 1.63 Acres
with Development Potential – Fedamore, Co.
Limerick.



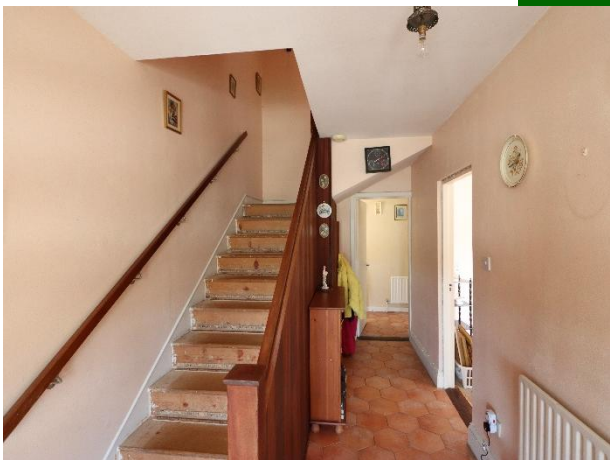
GVM Auctioneers are delighted to present this attractive two-storey detached residence located in a highly sought-after rural setting on the outskirts of Fedamore.

Standing on a generous site extending to approximately 1.63 acres, the property offers excellent potential for further development, with scope for one or more additional one-off residences (subject to planning permission).



While the house would benefit from some modernization, it is presented in generally sound condition throughout, making it an ideal opportunity for buyers looking to create a beautiful family home in a peaceful countryside setting.

Accommodation comprises of entrance hall, sittingroom, livingroom, kitchen, utility, 3 bedrooms, guest toilet and main bathroom.



The residence sits on a large, private site with panoramic views of the surrounding countryside, offering both privacy and tranquillity. Despite its idyllic rural location, the property is conveniently close to Fedamore village and its local amenities.

This is a fantastic opportunity to acquire a home with space, privacy, and future potential in a desirable location.



Viewing comes highly recommended by the auctioneers.

Contact Richard Ryan 087 8067772.



Rooms:

Entrance Porch

With tiled floor.

8'6" (2.59m) x 4'6" (1.37m)

Hall

With tiled floor.

15'6" (4.72m) x 7'0" (2.13m)

Sittingroom

With feature marble fireplace.

13'4" (4.06m) x 13'10" (4.22m)

Livingroom

With feature masonry fireplace.

13'9" (4.19m) x 10'3" (3.12m)

Kitchen

With fitted units, tiled floor and splash back.

21'0" (6.4m) x 11'0" (3.35m)



Utility Room

With tiled floor.

11'7" (3.53m) x 4'4" (1.32m)

Bathroom

Fully tiled with bath, toilet, wash hand basin & electric shower.

11'5" (3.48m) x 6'0" (1.83m)



Upstairs

Bedroom No. 1

With built in wardrobe.

11'9" (3.58m) x 9'9" (2.97m)

Bedroom No. 2

With built in wardrobe.

11'10" (3.61m) x 9'6" (2.9m)

Bedroom No. 3

With built in wardrobe.

11'10" (3.61m) x 9'9" (2.97m)



Aerial imagery is provided for illustrative purposes only and is not to scale.

Features:

- Oil Fired Central Heating.
- DG UPVC & Teak Windows.
- Mains Water & Sewerage.
- Detached Garage.
- BER E1



Property Directions:

Travelling from Bruff, located on the left hand side as you approach Fedamore. Co-ordinates: 52.545722, -8.597467 or Eircode: V35 D398.

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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