



Kilfrush, Knocklong, Co. Limerick



Guide Price

€595,000



GVM present to the market a hugely attractive two storey detached residence nestling on this beautifully appointed site surrounded by mature trees and complimented by a cut stone entrance with automated gates to a sweeping driveway lined with magnificent shrubbery.



The overall site extends to Circa 6.5 st acres and can be sub divided if required. There is a good sized external building incorporating three stables, a tack room and store. This space could easily be converted for office or business use. The land is excellent in quality with good frontage and possible further site potential. Sun drenched rear patio area.



The facade of this stunningly attractive home has a burnt brick finish, a slate roof and feature raised chimneys. Internally it is beautifully presented very much in turnkey condition providing bright, spacious and well laid out living and bedroom accommodation.

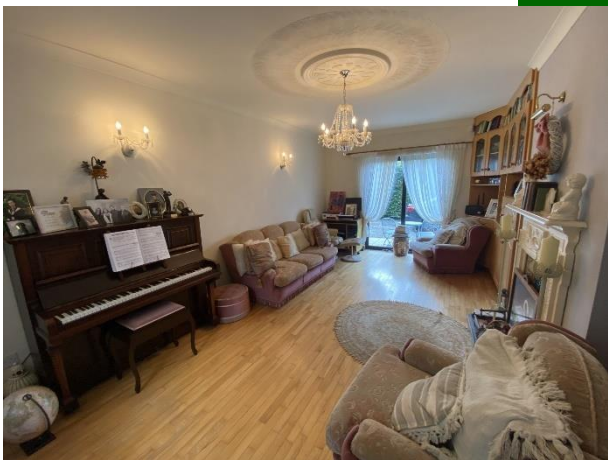
Can be sold in one or two lots as follows:

Lot 1: House and Circa 0.5 st acres.

Lot 2: Circa 6 st acres.

Lot 3: The entire.

Inspection of this wonderful home is highly recommended.



Rooms:

Entrance porch Tiled flooring

2.01m (6'7") x 2.02m (6'8")

Hallway Solid wooden flooring. Feature teak staircase

3.07m (10'1") x 3.06m (10'0")

Lounge Feature fireplace. Maple solid wood flooring. Display cabinets. Patio doors.

6.02m (19'9") x 3.03m (9'11")

Study / bedroom W/C and whb off with electric shower

3.06m (10'0") x 5m (16'5")

Sitting room Feature brick fireplace. Solid fuel stove. Solid wood flooring. Patio doors. Feature brick wall and pine ceiling. 5.01m (16'5") x 4.01m (13'2")





Kitchen / Dining room

Generous floor and eye level presses. Tiled flooring. Pine ceilings. 4.06m (13'4") x 4m (13'1")

Plumbed utility Tiled flooring. W/C and whb off
4.08m (13'5") x 3.02m (9'11")

Feature landing area Attractive open area with feature staircase 5.08m (16'8") x 3.05m (10'0")



Bedroom 1

Single bedroom. Solid wooden flooring. Built in wardrobes 3.03m (9'11") x 2.07m (6'9")

Bedroom 2 Double bedroom. Solid wooden flooring. Built in wardrobes .

Bedroom 3 Master bedroom. Solid wooden flooring. Built in wardrobes. Ensuite off with electric shower
5.05m (16'7") x 4m (13'1")

Bedroom 4 Double bedroom. Solid wooden flooring. Built in wardrobes. 4.07m (13'4") x 4.01m (13'2")

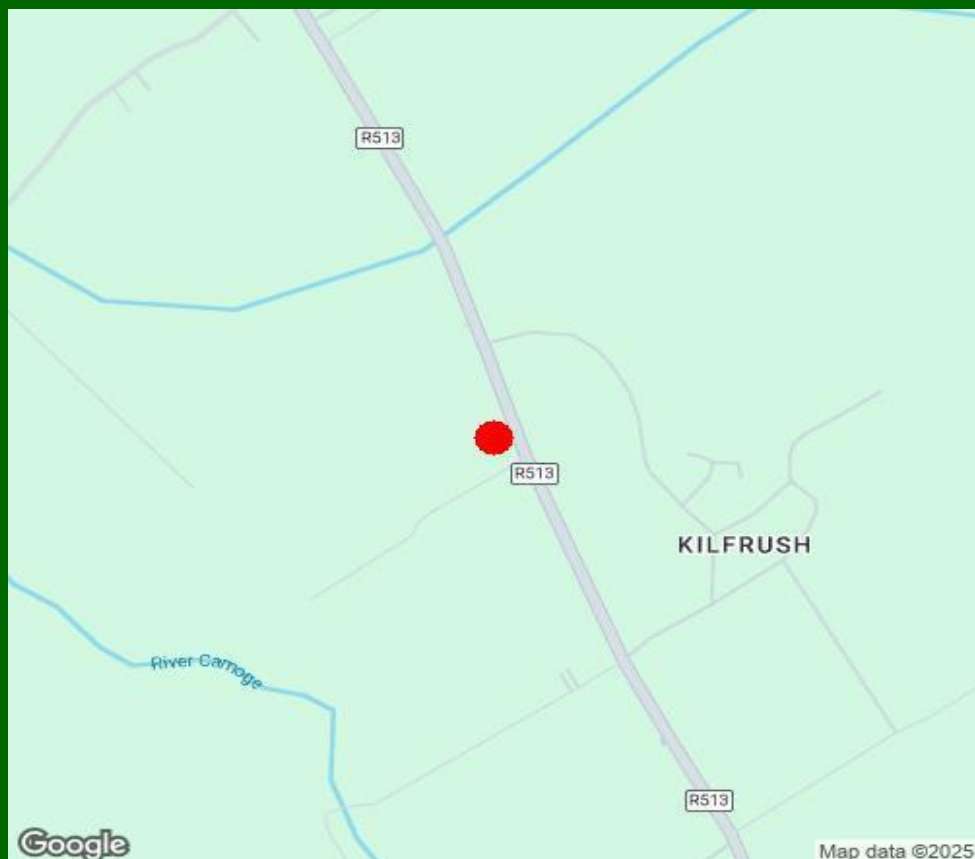
Main bathroom. Fully fitted and tiled main bathroom. Jacuzzi bath. 2.02m (6'8") x 2.02m (6'8")



Features:

- External building extends to Circa 700 sq. ft
- Double glazed UPVC windows
- Automated entrance gates
- Security Alarm
- Four bathrooms
- Septic tank & mains water
- Peaceful and secluded setting
- Must be seen to be appreciated





Property Directions:

Enter Eircode V35 PK77 in your mobile device. GVM sign erected.

Agent Information:

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Disclaimer

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