



13 Hillside, Dromcollogher,  
Co. Limerick. P56 X856.

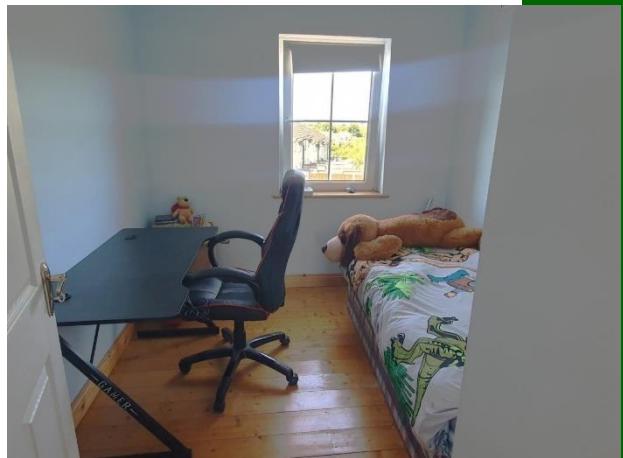


**Guide Price €225,000**

**BER** C1

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The residence enjoys a prime position just a five-minute walk from the heart of Dromcollogher and all local amenities, offering the perfect balance of convenience and community living.

Extending to C. 105 Sq. Mts. this spacious well laid out property comprises of; entrance hall, sittingroom, kitchen/dining, guest toilet. There are three bedrooms on the first floor (master ensuite) together with main bathroom.

Outside there is an open plan lawn to the front as well as ample parking space. There is an enclosed rear garden.

Early viewing of this property comes highly recommended by GVM Auctioneers sole selling agents.

Contact Richard Ryan on 087 8067772

#### **Rooms:**

##### **Entrance Hall**

With tiled floor.

18'6" (5.64m) x 6'2" (1.88m)

##### **Guest Toilet**

With toilet & wash hand basin

##### **Sitting Room**

With laminated wooden floor & feature fireplace.

15'10" (4.83m) x 13'0" (3.96m)

##### **Kitchen/ Dining**

With tiled splash back, fitted units, integrated oven, hob & extractor. Patio door leading to rear.

19'7" (5.97m) x 14'4" (4.37m)



### **Upstairs**

#### **Main Bathroom**

Tiled floor with bath, toilet and wash hand basin.

6'9" (2.06m) x 7'9" (2.36m)

#### **Bedroom No. 1**

With solid wooden floor.

12'6" (3.81m) x 10'5" (3.18m)

#### **Bedroom No. 2**

With solid wooden floor.

15'10" (4.83m) x 12'6" (3.81m)

#### **Ensuite**

With electric shower, toilet and wash hand basin.

8'11" (2.72m) x 3'6" (1.07m)

#### **Bedroom No. 3**

With wooden floor.

9'5" (2.87m) x 8'2" (2.49m)

### **Features:**

- Oil Fired Central Heating.
- DG UPVC Windows.
- Mains Water & Sewage.
- C1 BER.
- Within 5 minutes walking distance of Dromcollogher town centre.
- 45 minutes of Limerick City and within one hour of Cork City



### Property Directions:

GPS Co-ordinates; 52.336693, -8.898800 or alternatively use Eircode: P56 X856.

### Agent Information:

**Richard Ryan**

**Tel: (087) 8067772**

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#### Disclaimer

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