



The Commons, Ballingarry, Co. Limerick,
V94 HY0H.



Guide Price €240,000



GVM are pleased to present this beautifully maintained single-storey residence, ideally located just five minutes from Ballingarry, twelve minutes from Adare—host of the 2027 Ryder Cup—only twenty-five minutes from Limerick City, and within forty minutes of Shannon Airport.



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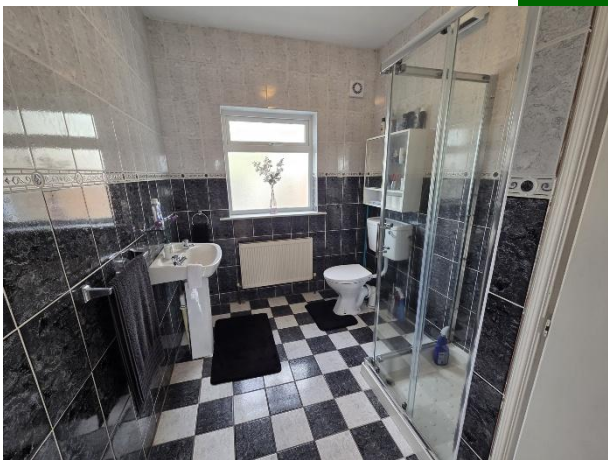
This attractive home offers an exceptional balance of peaceful rural living while remaining conveniently close to a wide range of urban amenities.



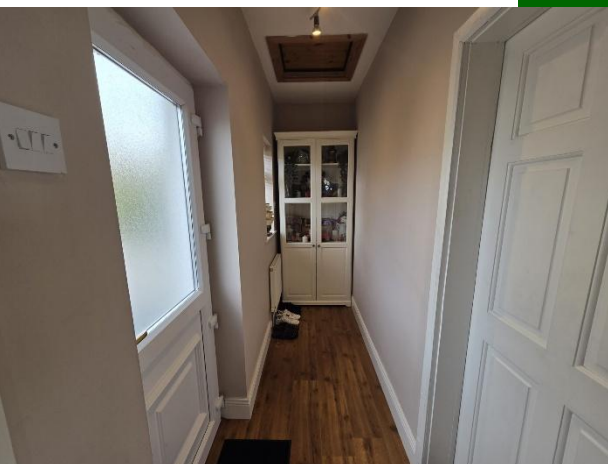
The property is thoughtfully laid out with bright, well-proportioned accommodation throughout. The interior comprises an inviting entrance hall, a comfortable sitting room, a well-appointed kitchen/dining area, one spacious bedroom, and a modern shower room.

Set on a generous site of approximately 0.9 acre, the property enjoys stunning panoramic views of the surrounding countryside, providing a tranquil and private setting.

A key feature of this home is the inclusion of full planning permission for a substantial 1,115 sq. ft. domestic garage, offering excellent potential for further development or additional storage space.




This is a rare opportunity to acquire a quality home in a highly desirable rural location. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.



For further information or to arrange a viewing, please contact:

Richard Ryan

 063 98555

 087 8067772



Rooms:

Entrance Hall

With laminated wooden flooring.
8'4" (2.54m) x 3'9" (1.14m)

Sitting Room

With carpet floor covering and feature stone fireplace.
13'6" (4.11m) x 9'0" (2.74m)



Kitchen

Modern fitted kitchen with integrated appliances, laminated wooden floor, tiled splash back and solid fuel stove.
13'8" (4.17m) x 12'4" (3.76m)

Shower Room

Fully tiled with W.C. Wash hand basin shower cubicle with electric shower.
10'4" (3.15m) x 6'10" (2.08m)



Rear Hall

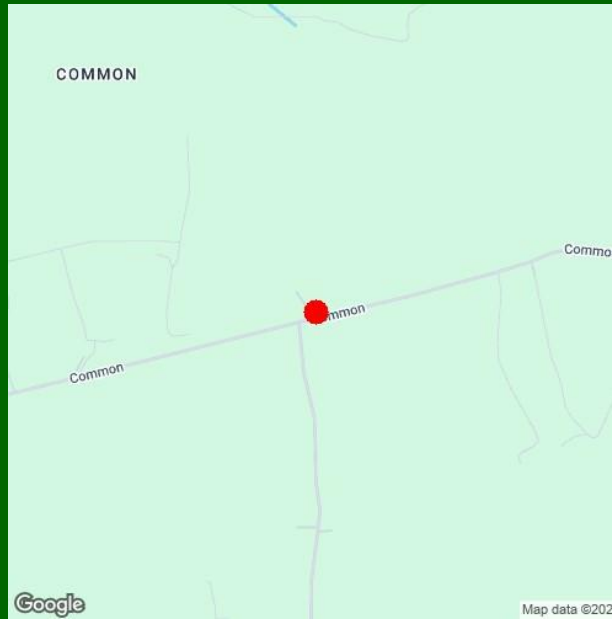
With laminated wooden flooring.
10'6" (3.2m) x 3'3" (0.99m)

Bedroom No. 1

With carpet flooring.
10'7" (3.23m) x 9'8" (2.95m)

Features:

- Oil Fired Central Heating.
- DG UPVC windows.
- Mains Water.
- Septic tank sewerage system.
- C. 0.9 Statue Acre Site.
- E2 BER.
- 2 small sheds.
- Turnkey Condition.
- Twenty-five-minute drive to Limerick City.



Property Directions:

From Ballingarry Village take the Charleville road for 1.6 KM and turn left (second left). Proceed for 2 KM the property is on the left hand side.
Co-ordinates: 52.467569, -8.816495 or simply use Eircode: V35 HY0H

Agent Information:

Richard Ryan

087 806 7772

richardryan@gvm.ie

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.



Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email: kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email: tullamoreproperty@gvm.ie



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